



Planning Board Minutes 9/12/22

Members Present:: Barbara Olsen Pascale, Chairperson, John Avenia, Mark Barbato, Bud Gardner, Brandon Lentine

Absent: Richard Freiman

Elizabeth Sheer, Planning Board Secretary, recorded the minutes

Others attending: Dan Russell, Dan Levy, Patti Roehrlich, Craig Norton, John Van Alphen, Steve Tiger, David Ruede, Kyle McGraw and other members of the public

Public Hearing

Minor Subdivision

Property: Bellwether Drive

Applicant: Dan Levy with representation by Dan Russell

The public hearing opened t 7:04.

There were no public comments on this topic.

The Public Hearing was closed at 7:05

The meeting of the Planning Board was opened at 7:05

Brandon made a motion to accept the minutes of both 8/8/22. This was seconded by John.

Aye: 4 No: 0

Decision: The minutes of 8/8/22 are accepted

Minor Subdivision

Property: Bellwether Drive

Applicant: Dan Levy with representation by Dan Russell

Barabara said that there were three criteria that must be met before the application is approved.

- Department of Transportation letter
- Septic approval
- Review of shared driveway

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The DOT was sent and filed.

Dan Russell said that Mr. Levy does not need a final work permit, he just needs an OK. The letter that the Board received from the DOT does give approval.

Barbara said that the driveway easement was approved by Matt Cabral.

As far as the septic is concerned, Mike Scheller said that there is a 2500-gallon tank. He will help if there is problem with hook-up.

Barbara went through the SEQR and all questions were answered with no or minimal impact.

John made a motion to issue a negative declaration, seconded by Brandon.

Aye: 4 No: 0

Decision: A negative declaration is issued

Brandon made a motion to approve the subdivision, seconded by Mark.

Aye: 4 No: 0

Decision: the subdivision is approved

Special Permit

Property: Bellwether Drive

Applicant: Dan Levy with representation by Dan Russell

Barbara said that a special permit is required because the lot is undersized and it is a new building.

Craig Norton said that special provisions can be made. As part of this process a site plan review is needed.

Barbara asked whether the set of plans that MR. Levy submitted were sufficient to do a site plan review.

Mr. Levy pointed out tht he indicated set back lines of 30', 40' in front.He said that a Dan Russell will set the points before he begins to dig.

There was then some discussion about the apartment plans, regarding number of bedrooms and bathrooms.

Barbara asked whether the drawings were brought to the sewer department.

Mr. Levy said that he hd discussed it with Mike Scheller and he said that the 2500 gallon tank that is there is quite sufficient.

Barbara said that this was between Mr. Levy, the Board of Health and Lee Heim. She said that the record is clear that the Board has been cautious.

The scale of the drawings is appropriate, she said, and the Board likes the pitched roof.

Dan Levy described the building as having a metal roof, wooden trusses and framing with stucco on the outside.

John pointed out that each apartment only had one door, and Mr. Levy replied that all windows meet the requirements for egress.

John then asked why there were no water tanks.

Mr. Levy said water tanks are not needed because there will be a constant pressure water system that alleviates need for a tank and there will be air source heat pump.

Barbara said that the Board could consider the application complete pending:

- Parking is sufficient
- The plans show a suggestion of landscaping
- Indication of where garbage will be put
- Note that the curb cuts should be granite and sidewalks should match what is there. (Pat Prendergast will have to indicate this on the final plans)
- The Board requires a construction drawing

Brandon made a motion to consider the application complete. This was seconded by Mark

Aye: 4 No: 0

Decision: the application is complete

A public hearing will be set for the meeting on October 10, 2022 at 7 PM.

Site Plan review

Property: 10 East Hill Road

Applicant: John Van Alphen

John shared plans that showed that he is adding 60' to the front of the existing building.

Barbara said that he could consider a lot line adjustment because it will go too close to a recently acquired piece of property.

Craig countered that he could just get a variance. Therefore, this is an amended site plan, Barbara said. Mark pointed out that after that, Mr. van Alphen could do a lot line adjustment which will be beneficial, tax-wise.

Barbara asked whether John could get the property surveyed.

John said that Lee wants an amended site plan to be approved by the Board.

It was noted by Board members that the corner of the property is too close to the new addition.

The concern was that the set-back was at least 50'. It seems that this is the case.

Barbara said that John should first show Lee what Craig showed him. More accurate plans will show the exact measurements. As long as we can establish distances, said John Avenia, we can approve it.

According to Lee, said John van Alphen, there was concern that the corner is too close to the new addition. Barbara said that Mr. van Alphen should explain to Lee what transpired at this meeting, have a more exact plan, and if Lee still needed an amended site plan, the Board would consider it at the next meeting.

Brandon made a motion to adjourn, which was seconded by Bud

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The meeting adjourned at 8:45

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