



Planning Board Minutes 10/10/22

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

Elizabeth Sheer, Planning Board Secretary, recorded the minutes

Others attending: Dan Russell, Dan Levy, Pat Prendergast, Steve Bluestone, Tom Carty, John van Alphen, Chris and Angie Stalker, Susie Stalker, Georgette Kinney, Craig Norton, Kyle McGraw and other members of the public

Public Hearing

Special Permit

Property: Bellwether Drive

Applicant: Dan Levy with representation by Dan Russell

The public hearing opened at 7:00.

There were no public comments on this topic.

The Public Hearing was closed at 7:02

The meeting of the Planning Board was opened at 7:03

John made a motion to accept the minutes of both 9/12/22. This was seconded by Bud

Aye: 5 No: 0

Decision: The minutes of 9/12/22 are accepted

Special Permit

Property: Bellwether Drive

Applicant: Dan Levy

Mr. Levy had a new set of plans for the duplex that he shared with the Board. The Board said that the septic was adequate, as was the driveway. There is room for parking, and there are no restrictions on parking. Barbara mentioned the Board's appreciation of the pitched roof.

10/10/22

Brandon made a motion to approve the plans for duplex, seconded by Rich

Aye: 5 No: 0

Decision: the special permit is approved

Major subdivision

Property: 5 Birches on Route 71

Applicant: Chuck Johnson, represented by Dan Russell and Pat Prendergast

Pat described the project as 5 lots; one house has a driveway already built and there will be 4 new building sites. All of the building lots are on the flat part of the properties. The DOT has said that the driveways are fine. Plans for the septic have been sent to the Department of Health. Pat presented a storm water report and a permit.

Dan Russell said that the existing parcels are not in the topographic section.

Pat said that in individual lots with driveways, the first 20 feet must be paved.

Barbara said that the first lot is the steepest, but the existing house there is situated on the edge of the slope, and it is flat almost to the road.

She added that the town might be interested in this property because it is a major subdivision, and the Board would like to have the town engineer look at the plans because of the storm water run-off.

Pat insisted that there would not be any storm water run-off. There isn't any now.

Barbara said that it might be different when the driveways are paved.

Pat said that the DEC has standards for addressing this issue. The part where buildings would be is only about 1-2% of the total lot. He said that this plan has already been approved by the state, and there won't need to be any post-construction review.

Barbara reiterated that the Board would follow up with the town engineer.

Brandon asked how much flat area there was, from the curb to the slope.

Pat responded that it varied from about 150' to about 400'.

Barbara asked whether there were any other issues. When there was no response, she asked whether the Board was ready to consider the application complete and set it down for a public hearing next month. She asked whether the septic plans would have been reviewed by the Board of Health by then.

Pat pointed out that whoever buys the properties will have to get individual permits for driveways and suggested that the Board consider holding a public hearing in November.

Barbara said that the Board agreed,

A public hearing will be set for the meeting on November 14, 2022 at 7 PM.

Site Plan review

Property: 10 East Hill Road

10/10/22

Applicant: John Van Alphen

John shared plans that showed that he is adding 60' to the front of the existing building. He said that the ground has been levelled and the electric has been trenched. There are some trees that will have to be moved.

Barbara said that the board would like to see screening, either with trees or dense hedging. She said that this project will be referred to the County Planning Board for their approval.

She then asked what materials would be used in this addition.

John said that the building would be steel, and that it would look exactly like the other building.

Richard suggested that plans be drawn up with an indication of where trees will go, their number, and their height.

Barbara suggested that the trees be drawn in the current plans, and that they be sent to the building inspector, telling him that approval is contingent on screening trees. The board agreed that the screening should occur as two staggered rows of 4-5 trees, possibly hemlocks, and these were indicated on the plans.

Richard made a motion to approve the plans, which was seconded by Bud.

Aye: 5 No: 0

Decision: The plans are approved, and will be submitted to the building inspector with the plans for screening indicated.

Site Plan review

Property: Roe Jan Brewery, 32 Anthony Street

Applicant: Steve Bluestone

Steve said that he wanted to replicated the pergola that he had done on the other side of the building.

Barbara said that the set-backs needed to be 10'.

Craig pointed out that the pergola can't be closer to the road than the existing building.

Richard asked that Steve give the Board a copy of the historic district's OK for the plan.

Barbara asked why Steve was doing this.

Steve replied that there are currently umbrellas over the tables there, and they have to be moved constantly. When it rains, customers need to move inside. A pergola would allow them to stay where they are and make it easier.

Barbara thought that a pergola might change the nature of the space, and inquired about lighting.

Steve replied that there would be string lights.

A question was brought up as one of the neighbors asked that live music not be performed in the space. Steve said that there would be no live music, and if any of the neighbors were upset by noise, they could call him, and he would be responsive

Brandon made a motion to approve the plans, which was seconded by Rich.

Aye: 5 No: 0

Decision: The plans are approved, and will be submitted to the building inspector.

Lot Line Adjustment

Property: Shun Pike/Oxbow Road

Applicant: Karen Climo, represented by Georgette Kinney

The neighbor would like to buy .68 acres of the applicant's property that was an easement for a road that has been closed down for at least 10 years. This piece of land abuts his own, and connects two pieces of his land. Plans were shown and discussed.

Brandon made a motion to deem the plans a lot line adjustment, seconded by Richard.

Aye: 5 No: 0

Decision: The plans show a lot line adjustment

Richard made a motion to approve the lot line adjustment, seconded by Brandon which was seconded by Rich.

Aye: 5 No: 0

Decision: The lot line adjustment is approved

Site Plan Review

Property: 2535 State Route 23

Applicant: Christopher and Angela Stalker

The applicants would like to put a third mobile home on their property, which is 24.2 acres. Chris said that one of the existing homes can be seen from the road, The new structure would not be seen from the road, except maybe in the winter. The applicant was told by the building inspector that he can get the site prepped with septic and electricity. Each of the mobile homes on the property has its own septic and well. The Department of Health has given septic approval.

Barbara said that the Board would approve the site plans as long as it was agreed that there may not, in future, be a subdivision with those dwellings.

Chris agreed to this.

Barbara said that she felt the plans were fine.

Richard made a motion to approve the plans, which was seconded by Brandon.

Aye: 5 No: 0

Decision: The plans for a third mobile structure is approved and will be submitted to the building inspector

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

The meeting adjourned at 8:39