



## **Planning Board Minutes 6-12-2023**

### **Draft**

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

Peter Michael Prado, Planning Board Secretary, recorded the minutes.

Others Attending: Standing in for Ilya Bykov, Dan Russell of Crawford & Associates Engineering and Land Surveyor.

Scheduled but not present, standing for Edward M Thyberg and Vera M Thyberg, Morgan Lynk from Devine & Bruno LLP and/or R Sardo land Surveying Services PLLC.

Unscheduled and present, Brad Dellea, Mrs. Dellea and Father as well as Phil Gellert

**The meeting of the Planning Board opened at 7:15 PM.**

Brandon made a motion to approve the minutes from the last meeting on 4/10/2023. This was seconded by John.

**Aye:6 No: 0**

**Decision: The minutes of 5-8-2023 pending**

5.8.2023



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Lot Line Adjustment  
File #: 2023-08  
225 Mitchell St & Parcel & 136.-2-93.2

Applicant(s): Ilya Bykov  
represented by Dan Russell  
Tax Map ID#: 136.-2-41.11 / 932

- Dan presented new maps reflecting a lot line adjustment.
- Mr. Bykov wants to get rid of existing lines and replace with new ones, ending up with two existing parcels differently configured.
- Dan explained parcel sub-divided in 2011 when it was one property.

**Decision:** Barbara made a motion to declare a lot line adjustment, not a subdivision.

Bud made a motion to approve and seconded by John.

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Subdivision  
Tax Map ID#: 137.00-1-1.2  
Review File #: 2023-009  
108A Shun Toll Rd

Applicant(s): Edward & Vera  
Thyberg, Represented by Devine  
& Bruno, LLP

Minor Subdivision review.

Applicant(s): Did not appear.



Mr. Gellert made unscheduled appearance to pick up signed maps that were approved at 5-8-2023 meeting for re-stamping.

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Site Plan Review File #: 2023-004  
663 Wolf Hill Road  
Tax Map ID#: 125.-1-1.4

Applicant(s): Brad Dellea,  
Mrs. Dellea and Marc Dellea

Decision: Unscheduled appearance from applicants wanting to know what forms are required to be able to proceed.

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The meeting adjourned at 8:05 PM.

Brandon made a motion to adjourn. This was seconded by John.

5.8.2023