



Planning Board Minutes 6/17/2024 Draft

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

Danielle Camacho, Planning Board Secretary, recorded the minutes.

Others attending: Dan Russell, Surveyor with Crawford & Assoc.; Matthew White of Avenel Real Estate Three LLC; Ken Dow; Town Attorney, Kelly Sweet, Lauren Letellier, Chris Atkins, Joanne Virello, Amelia Sydlosky, Dan Levy.

Public Hearing on Avenel Subdivision began 7:05 PM

Chair Comments: Barbara opened the floor to public comment. Chris Atkins vocalized that they knew very little about the subdivision. Barbara introduced Dan Russell and ask him to present the information about the subdivision. The public was invited to look at the maps. Dan Russell explained that Avenel wants to split the property where the house is into 1.314- and 2.679-acre parcel. Chris Atkins asked what the plans are for the property and Dan Russell replied that there aren't plans at this time for the remaining acres. Chris asked what could be built there. Dan responded that there aren't plans, but theoretically, a house can built there. Kelly asked if could be commercially zoned. Barbara replied that a special permit or back to the planning board for a multi-family dwelling. It was clarified that he is selling the house and keeping the larger parcel in response to a public comment. Dan Russell explained that Avenel could theoretically merge it with his existing land. Dan Russell said the driveway was there in 1933. Dan Levy voiced that he supports the subdivision. Amelia had concerns about the driveway and future building. Barbara held the public hearing open.

**Planning Board Meeting
Called to Order: 7:18PM**

Chair Comments: Mr. Latinsky is excused from meeting. Ken Dow, Town Attorney, is present.

First order of Business: Approval of minutes from May 13th, 2024.

Minor Subdivision

**Applicant: Dan Russell on behalf of Avenel Real Estate Three, LLC
2653 SR 23 (Main St) Tax Map ID#:145.4-1-22,**

Decision: Approved: No building permit shall be issued without the approval of the NYS DOT. Parcel 2 is not approved as a building parcel and no building permit may be issued without further approval of the Planning Board. Public hearing closed.

Nouri Subdivision

184 Overlook Drive Tax Map ID# :116-00-2-43

**Decision: Set for Public Hearing for July 8th, 2024, at 7pm.
This parcel will be subject to ridgeline regulations. Not approved as a building lot until Planning Board and Board of Health Approval**

Thyberg Subdivision

Decision: Approved and restamped

Barbara motioned to adjourn at 8:14pm.