

PLANNING BOARD MEETING - JULY 17, 2017
CALLED TO ORDER BY: ACTING CHAIRMAN WAYNE JOHNSON AT 7:00 p.m.

PRESENT

Wayne Johnson, Acting Chairman
John LaVoie
Lawrence D'Angelo
Paul Puccio
James Shaughnessy
Nadine Fuda, Director
Attorney Robert Linville, Esq.
Richard Laberge, Planning Board Engineer

MEMBERS ABSENT

Denise Mayrer, Chairwoman
Andrew Aubin

APPROVAL OF MINUTES — JUNE 19, 2017

Puccio moved, Shaughnessy seconded that the minutes be approved as amended.
5 Ayes. 0 Noes. Motion carried.
Ayes: D'Angelo, Johnson, LaVoie, Puccio, Shaughnessy

PUBLIC COMMENT

No Public Comments

RECOMMEND to ZBA

Philp Shodder
60 Palmer Road
Proposed - Area Variance

Z768-17/RA/179.-5-25.151

Philip Shodder, applicant was present for this meeting.

Acting Chairman Johnson stated the applicant is here looking for a recommendation to the ZBA due to the new foundation is too close to the side yard property line

Acting Chairman Johnson stated there are other ways to do this without going for a variance; one would be a lot line adjustment with the vacant property next door.

Mr. Shodder stated he would be amenable to any solution that would allow them to complete the new home on the current foundation location.

Board discussion on the process of the lot line adjustment, first Mr. Shodder would need to locate the land owner of the vacant lot, second get a survey done showing the lot line adjustment and then come back to this board for approval.

Mr. Shaughnessy stated what's before us is a request for a recommendation to the ZBA we should do this now and the applicant make his decision on what way he wants to go later.

Mr. Puccio stated either way the foundation was moved due to a big outcrop of shale correct.

Mr. Shodder stated correct but there were a couple of reasons the foundation was shifted over, one is the steep sloping in the area where the survey plans showed the house was to be built, and it was decided collectively that the house should be moved a little to the north or further back from the road and second in addition to that while excavating they ran into significant amount of shale. That forced another collective decision to move the foundation a little to the west and those two things pushed them over the side yard setback.

Acting Chairman Johnson asked if this was due to not having a survey.

Mr. Shodder stated they are partially over the line because they did not do their due diligence in making the changes before going into construction.

Mrs. Fuda stated to the applicant that the ZBA meeting will be August 14, 2017 so that would give him plenty of time to explore the idea of a lot line adjustment, and if he wanted to come into the office we would be more than willing to help in researching who the owner of the vacant lot is. She also stated that the board should still do a recommendation to the ZBA and if the applicant decides to go for a lot line adjustment he can cancel the ZBA application.

RECOMMENDATIONS TO THE ZBA

Shaughnessy moved, Puccio seconded a **"FAVORABLE"** recommendation to the Zoning Board of Appeals.

5 Ayes. 0 Noes. Motion carried.

Ayes: D'Angelo, Johnson, LaVoie, Puccio, Shaughnessy

Oppose: None

Site Plan /Special Permit

Peter Furlani

2017-20/HC/178.-12-11

1607 Columbia Turnpike

Proposed- Site Plan/ Additions Pizza Shop

Peter Furlani, applicant was present for this meeting.

Mr. Furlani stated he would like to open the back of the garden/greenhouse shop as a pizza shop.

Mr. Shaughnessy stated the plans show fryers, is there any kind of vent hoods and would the building need to be modified.

Mr. Furlani yes it would need some modification but he didn't plan to put in the fryers now that would come later on.

Mr. Puccio asked if this was all take out.

Mr. Furlani stated correct.

Acting Chairman Johnson asked if there were any issues with the health department.

Mr. Furlani stated nothing so far. It was once the Lighthouse restaurant in the past and most of the equipment is still there.

CHANGE IN TENANCY

Puccio moved, LaVoie seconded APPROVAL of a change in tenancy at "1607 Columbia Turnpike"

5 Ayes. 0 Noes. Motion carried.

Ayes: D'Angelo, Johnson, LaVoie, Puccio, Shaughnessy

Oppose: None

CHANGE IN TENANCY

Christine & Lauren Ward

2017-21/HC/211.-3-8.11

3500 US 20

Proposed- Change in Tenancy/ Call Center Office

Lauren Ward, applicant was present for this meeting

Mr. Ward stated they are looking to move their call center service business into Phil Meppens building. What they do is a scheduling service for business throughout the country such as interviews and meeting, the people who work there are primarily on the phones and using email.

Acting Chairman Johnson asked how many workers, are there bathrooms. There does seem to be ample parking

Mr. Ward stated he is hoping the business will grow to 6 employees but they are starting out with 3. And yes there are bathrooms and the only parking he will use is for employees.

There were no more questions.

CHANGE IN TENANCY

LaVoie moved, Shaughnessy seconded APPROVAL of a change in tenancy at "3500 US 20"

5 Ayes. 0 Noes. Motion carried.

Ayes: D'Angelo, Johnson, LaVoie, Puccio, Shaughnessy

Oppose: None

SITE PLAN

E.A. Morrse & Co. Inc.

2017-22/HC/210.-7-31.13

1210 Rte. 9

Proposed - site Plan Mod./ New Sign

Emerson Morrse, applicant was present for this meeting.

Mr. Morrse stated he is president of E.A. Morrse & CO. he runs the Castleton branch on Route 9 and would like to put up a permanent sign, he handed in two renditions, and they are both the same with the exception of the wording.

Mr. Shaughnessy asked how it lines up with our sign law.

Mrs. Fuda state it is within the sign code guidelines.

SITE PLAN MODIFICATION

Puccio moved, D'Angelo seconded APPROVAL of SITE PLAN MODIFICATION.

5 Ayes. 0 Noes. Motion carried.

Ayes: D'Angelo, Johnson, LaVoie, Puccio, Shaughnessy

Oppose:

ADJOURN

Puccio moved, Johnson seconded that the Planning Board meeting be adjourned. There being no objections, Acting Chairman Johnson adjourned the meeting at 7:25 p.m.

Respectfully submitted,

Nadine Fuda

Director of Planning & Zoning