

PLANNING BOARD  
OCTOBER 10, 2013

**PUBLIC HEARING**

Application SP-230 Quality Leap LLC would like to have multiple uses (2 retail spaces and one indoor storage space) in the warehouse building on County Highway 38 in Arkville. Tax map # 307.1-2-44.

**AGENDA**

1. Approve/amend minutes from the September 12, 2013 meeting.
2. Action on application SP-230 Quality Leap LLC.
3. Application 13-2 Evie Stamas schedule public hearing, received ZBA approval.
4. Sketch plan review for application 13-5 Jennifer Slayton would like to do a 3-lot subdivision on Cross Road and Margaretville Mountain Road in Margaretville. Tax map # 284-1-79.3.
5. Anything else to come before the meeting.

The Town of Middletown Planning Board held their regular monthly meeting on Thursday, October 10, 2013 at 6:30 p.m. in the Town Hall, 42339 State Highway 28, Margaretville.

Board Members present:

Chairman----- Sue Finch

Other members-----Katherine Somelofski, and Joyce Gray

Others present: Len Utter (alternate), Herb Finch, Gary Robertson, Catherine Norton, Lawrence Norton, Peter Molnar, Joe Moskowitz, Kent Manuel, Patrick Davis and Beth Bush.

Chairman Finch called the public hearing to order at 6:30 pm.

Application SP-230 Quality Leap LLC would like to have 2 retail spaces, one discount beverage store and a baby basket shop and an indoor storage at the building on 93 County Highway 38 in Arkville. The applicant had responded to all of the additional information requested at the September meeting. Mr. Molnar provided a color coded sheet which clearly showed each area. Gary Robertson just wondered what will happen in the winter with the plowing? Normally he and Gary Mead keep it clear of snow. Katherine Somelofski asked if Mr. Molnar anticipated having 18-wheelers in there at any time? Mr. Molar did think anyone will be bringing in an 18 wheeler full of stuff for the storage units. Alternate Len Utter asked if there is an entrance from the fire department side? Mr. Molnar said there is a ROW through there but he will not be using that entrance. Jim Waters said that he welcomes any new business into the area. Joyce Gray asked what type of indoor storage will there be? Mr. Molnar explained that they will be similar to storage units, boats, cars, furniture, etc. The structure will be monitored with cameras, digital key entry, motion detection lights, etc.

Chairman Finch closed the public hearing and called the regular meeting to order at 6:41 pm.

Chairman Finch asked to add Kent Manuel to attendance list and change “formally” to “previously” on Application BLA-225. Joyce Gray made a motion to approve the minutes as amended. Katherine Somelofski seconded motion. Motion carried.

Action on application SP-230 Quality Leap LLC. A short form EAF was completed for this application. Len Utter made a motion for a negative declaration. Joyce Gray seconded motion. Motion carried. Kent Manuel explained that this application received county approval. Kent Manuel checked with the Delaware County DPW, the entrance from the county road is good. Len Utter made a motion to approve the application as per attached email and the board will review in one year if any complaints are made about noise. Joyce Gray seconded motion. Motion carried.

Application 13-2 Evie Stamas. This application received a width to depth ratio variance from the ZBA. Katherine Somelofski made a motion to schedule the public hearing for November 14, 2013. Joyce Gray seconded motion. Motion carried.

Sketch plan for application 13-5 Jennifer Slayton would like to do a 3 lot subdivision on Margaretville Mountain Road and Cross Road in Margaretville. The proposed lots are as follows: lot 1 is 7.05 acres, lot 2 is 5.89 acres and lot 3 is 36.32 acres. Katherine Somelofski made a motion classify this as a major subdivision, send to county for 239 review and schedule the public hearing for November 14, 2013.

Just a heads up the Belleayre Resort, Crossroads project is coming up soon.

Joyce Gray made a motion to adjourn the meeting at 7:02 p.m. Katherine Somelofski seconded motion. Motion carried.