

PLANNING BOARD
FEBRUARY 9, 2012

AGENDA

1. Approve/amend minutes from the January 12, 2012 meeting.
2. Sketch plan review for application 12-1 Shirley Sanford would like to do a 3 lot subdivision on Bull Run Road in Margaretville. Tax map # 262-1-48.
3. Preliminary discussion on application SP-224 John Kowatch would like to do bulk storage on his property for his fuel business on County Highway 36 in Margaretville. Tax map # 263-3-13.3.
4. Anything else to come before the meeting.

The Town of Middletown Planning Board held their regular monthly meeting on Thursday, February 9, 2012 at 6:30 p.m. in the Town Hall, 42339 State Highway 28, Margaretville.

Board Members present:

Chairman-----John Sanford

Other members-----John Nolan, Barbara Puglisi and Glenna Herz

Others present: Andrew Nappi (alternate), Charles Kowalski (alternate), Carol Sanford, Victor Fairbairn, Kent Manuel (Del Co Planning), Patrick Davis and Beth Bush.

Chairman Sanford called the regular meeting to order at 6:30 p.m. Andrew Nappi will be voting tonight due to the majority plus one requirement on one of the agenda items.

Glenna Herz made a motion to approve the January minutes as presented. John Nolan seconded motion. Motion carried.

Sketch plan review for application 12-1 Shirley Sanford would like to do a 3 lot subdivision on Bull Run Road in Margaretville. This property is in the ag district so it need to go to county for review. Lot 1 is a proposed flag lot 9 +- acres, proposed lot 2 will be 8.8 +- acres, and proposed lot 3 is 9.9 +-acres. Dalton Sanford will be getting a ROW for access for lot 2 to be added to the map and deeds. John Nolan made a motion for a minor subdivision. Barbara Puglisi seconded motion. Motion carried. Barbara Puglisi made a motion to schedule the public hearing for March 8th. John Nolan seconded motion. Motion carried. Barbara Puglisi made a motion to send this application to County Planning for 239 review. Glenna Herz seconded motion. Motion carried.

Preliminary discussion on application SP-224 John Kowatch would like to operate a bulk fuel oil storage facility on his property on County Highway 38 in Margaretville. The board received a stamped fuel tank plan from an engineer with spill protection installed around the tank. Mr. Kowatch is proposing to install one 30,000 fuel oil tank and will amend his permit in the future to add additional tanks. Barbara Puglisi asked if this property is in the flood zone. Patrick Davis said it is not in the flood zone. Barbara Puglisi made a motion to send this application to County Planning for 239 review and to schedule the public hearing for March 8th. Glenna Herz seconded motion. Motion carried.

Application 11-5 Walnut Street LLC. The board did not override the County Planning's decision to deny this application for lack of soil tests. Andrew Nappi made a motion to override the county. Glenna Herz seconded motion. Motion carried 5 ayes and 0 nays.

John Nolan made a motion to adjourn the meeting at 6:44 p.m. Andrew Nappi seconded motion. Motion carried.

