

PLANNING BOARD
JULY 11, 2013

AGENDA

1. Approve/amend minutes from the June 13, 2013 meeting.
2. Sketch plan application 13-1 Hemlock Ridge Estates would like to do a 6 lot subdivision on Paradise Camp Road in Fleischmannsts. Tax map # 286-2-39.
3. Temporary Certificate of Occupancy extension for Chris Plante on 402 Deer Dell Road in Margaretville.
4. Anything else to come before the meeting.

The Town of Middletown Planning Board held their regular monthly meeting on Thursday, July 11, 2013 at 6:30 p.m. in the Town Hall, 42339 State Highway 28, Margaretville.

Board Members present:

Chairman----- Sue Finch

Other members-----John Nolan, Katherine Somelfoski, Barbara Puglisi, Glenna Herz

Others present: Len Utter (alternate), Herb Finch, Meghan Manion, Esq., Peter Neumann and Beth Bush.

Chairman Finch called the regular meeting to order at 6:30 pm.

Katherine Somelofski made a motion to approve the minutes as presented. Glenna Herz seconded motion. Motion carried.

Sketch plan review for application 13-1 Hemlock Ridge Estates would like to do a 6 lot subdivision on Paradise Camp Road in Fleischmanns. The applicant and Ms. Manion presented a sketch to the board which included 2 lots which did not meet the road frontage requirements. The Board asked the applicant to reconfigure the lots to ensure that they all meet the requirements or a variance will be required. John Nolan made a motion to table this application in order to get an amended plan. Barbara Puglisi seconded motion. Motion carried.

Chris Plante is requesting to get a Temporary Certificate of Occupancy extension for this house on Deer Dell Road. Barbara Puglisi made a motion to give a 1 year extension. Glenna Herz seconded motion. Motion carried.

The board received a copy of the sign section of the Zoning Ordinance and will review any suggested changes at the August meeting. The board asked in relation to signs if Patrick could have Donatello's turn off the blinking sign and check to see if the portable signs at the former Market Basket are out of the DOT right-of-way.

Len Utter clarified his reasoning behind asking about wanting to know if the town board could override the planning board. He said he was just curious.

Some questions were brought up how food trucks are handled in the zoning. They are similar to seasonal hot dog carts. A special permit or site plan review is received for their particular location.

Barbara Puglisi made a motion to adjourn the meeting at 7:15 p.m. John Nolan seconded motion. Motion carried.