

PLANNING BOARD  
OCTOBER 11, 2012

**ZONING REVIEW**

**AGENDA**

1. Approve/amend minutes from the August 9, 2012 meeting.
2. Preliminary discussion on application SP-227 Jody Condon would like to open Debari's Floors and More in the old Cibu lighting building on Route 28 in Arkville. Tax map # 285-2-17.
3. Preliminary discussion on application SP-228 Catskill Recreation Center would like to build a pool facility on County Highway 38 in Arkville. Tax map # 285-2-50.
4. Sketch plan application 12-3 Andy & Marianne VanBenschoten would like to do a 3 lot subdivision on County Highway 6 in New Kingston. Tax map # 240-2-14.1.
5. Temporary Certificate of Occupancy request for Robert Young at 6 Hanzca Place in Margaretville.
6. Anything else to come before the meeting.

The Town of Middletown Planning Board held their regular monthly meeting on Thursday, October 11, 2012 at 5:30 p.m. in the Town Hall, 42339 State Highway 28, Margaretville.

Board Members present:

Chair----- Sue Finch

Other members-----Katherine Somelofski, John Nolan, Barbara Puglisi, Kate VanBenschoten, Glenna Herz and Joyce Gray

Others present: Charles Kowalski (alternate), Marjorie Miller, Victor Fairbairn, Jody Condon, Melissa Gould, Wanda Scholl, Bill Scholl, Jim Merkle, Joel Cheely, Neal Zinsmeyer, Kent Manuel (Del Co Planning) Patrick Davis and Beth Bush.

Chair Finch called the zoning discussion to order at 5:30 p.m.

There was some discussion on putting 2 houses on one lot – Kent will look into possible language for the next meeting.

The board reviewed Schedule 1 – with possible changes, the board would like to have the list alphabetized. The board reviewed the Schedule 1 that was provided with cross outs and additions. The board will review again at the next meeting.

Chair Finch called the regular meeting to order at 6:30 p.m.

Katherine Somelofski made a motion to approve the minutes as presented. John Nolan seconded motion. Motion carried.

Preliminary discussion on application SP-227 Jody Condon would like to add a showroom to the existing space (27' x 47'). This application will need Del Co Planning approval. John Nolan made a motion to send this application to Del Co Planning for 239 approval. Katherine Somelofski seconded motion. Motion carried. Glenna Herz made a motion for a public hearing on November 8, 2012. John Nolan seconded motion. Motion carried.

Preliminary discussion on application SP-228 Catskill Recreation Center would like to build a swimming pool on County Highway 38 in Arkville. Joel Cheely from VIP Architects and Jim Merkle & Neal Zinsmeyer from Napierala Construction are the consultants on this project. The consultants explained the project to the board. Katherine Somelofski asked where they would take deliveries, she didn't see any side entrances that would be able to accommodate deliveries. The consultants said they could add a sidewalk by the chemical room because that would be the only deliveries needed. Joyce Gray asked what the building occupancy is? Patrick Davis said that has not been determined yet. Katherine Somelofski asked if they have determined how bus parking would be handled? Neal Zinsmeyer said they could add bus spaces to the parking lot. Patrick Davis said they could overlay the spaces over the regular spaces so you aren't losing any spaces. Kent Manual asked how snow removal would be handled? Neal Zinsmeyer said they are anticipating pushing all the snow toward the west end of the property (toward watershed property). The board asked the consultants if they have updated all their approvals since the last application? They were working on it. Patrick Davis suggested giving the applicant more time to get them approvals wrapped up before the public hearing so he suggested scheduling the public hearing in December. The board agreed. Kate VanBenschoten made a motion to schedule the public hearing for December 13, 2012.

Sketch plan review for application 12-3 Andy & Marianne VanBenschoten would like to do a 4 lot subdivision on County Route 6 in New Kingston. Katherine Somelofski made a motion to classify this application as a minor subdivision. John Nolan seconded motion. Motion carried. Victor Fairbairn asked if the board would issue a waiver to not survey the entire remaining parcel just the new parcels. John Nolan made a motion to waive the requirement to survey the entire remaining parcel. Kate VanBenschoten seconded motion. Motion carried. John Nolan made a motion to send this application to Del Co Planning for 239 approval and schedule the public hearing for November 8, 2012. Kate VanBenschoten seconded motion. Motion carried.

Robert Young would like to get his Certificate of Occupancy extended for 1 year. Patrick Davis explained that he has to finish a bathroom and the front deck. John Nolan made a motion to extend the Certificate of Occupancy for one year. Barbara Puglisi seconded motion. Motion carried.

The Board went back to discussing the zoning, tourist home is a problem and the board asked Patrick Davis how the town should deal with the issue. Several possibilities were discussed but the most logical one would be to have a simple application with a minimal fee so the town is able to track the tourist homes and to make sure they get a fire inspection done every year. No decision was made, the board will revisit again.

Supervisor Marge Miller explained at the DEP buyout for Ramirez was brought up again regarding whether or not to allow bow hunting on the buyout parcel, the DEP will not restrict a certain type of hunting, it is all hunting or no hunting. She asked the board to decide whether or not to allow hunting or not. Katherine Somelofski made a motion to allow all hunting on the Ramirez property. John Nolan seconded motion. Motion carried. The Planning board will supply Supervisor Miller with a letter to that effect.

John Nolan made a motion to adjourn the meeting at 7:35 pm. Kate VanBenschoten seconded motion. Motion carried.

