

PLANNING BOARD
APRIL 12, 2012

AGENDA

1. Approve/amend minutes from the March 8, 2012 meeting.
2. Action on application SP-224 John Kowatch tabled from March.
3. Discussion on the zoning ordinance definitions.
4. Anything else to come before the meeting.

The Town of Middletown Planning Board held their regular monthly meeting on Thursday, April 12, 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, Katherine Somelofski, Barbara Puglisi, Kate VanBenschoten, Sue Finch and Glenna Herz

Others present: Andrew Nappi (alternate), Charles Kowalski (alternate), Donald Ross, Herb Finch, Karina Storr & children, Jonathan Storrs, John Kowatch, Paul Gossen, Gregory Murad, Birgitta Brophy, Marjorie Miller, Kent Manuel (Del Co Planning) and Patrick Davis.

Chairman Sanford called the regular meeting to order at 6:30 p.m.

Katherine Somelofski made a motion to amend the minutes of the March meeting with a correction made to change the tank size to say one 30,000 gallon oil tank. John Nolan seconded motion. Motion carried.

Action on application SP-224 John Kowatch. The board asked for additional information at the March meeting. The applicant was present to answer their questions. The hours of operation will be 7 am to 5 pm weekdays only which will be bulk deliveries, customer deliveries will be made during those hours also except in emergencies and will use Mr. Kowatch's driveway only. There was further discussion with the board on this application. A short form EAF was filed for this application. Sue Finch made a motion for a negative declaration. Kate VanBenschoten seconded motion. Motion carried by a vote of 4 ayes and 3 nays. This application received 239 approval from the Delaware County Planning Board. Sue Finch made a motion to approve this application per the letter submitted from Paul Gossen with the following conditions:

- If applicant wishes to add any additional fuel oil tanks to the property he will need to come back to the Planning Board for full review.
- Maintain tree buffer.
- Normal business hours are to be 6 am to 8 pm 7 days a week, except in emergencies.

Motion was seconded by Kate VanBenschoten. Motion carried.

Donald Ross an attorney representing SBA Towers asked if the Planning Board could give him some ideas of where he should take pictures from in relation to view shed. The Board had some discussion on what areas will best provide an accurate visual analysis from several different viewpoints. The areas that were suggested were Searles Road, Route 28 by Oakley's and Southside Road.

Sue Finch made a motion to adjourn the meeting at 8:30 p.m. Barbara Puglisi seconded motion. Motion carried.

