

PLANNING BOARD  
AUGUST 8, 2013

**AGENDA**

1. Approve/amend minutes from the July 11, 2013 meeting.
2. Sketch plan application 13-2 Evie A Stamas would like to do a 2 lot subdivision on Dry Brook Road in Arkville. Tax map # 307-1-47.
3. Sketch plan application 13-3 Henry C Farrar and Barbara Hoffman would like to do a 3 lot subdivision on McMurray Road in Margaretville. Tax map # 305-1-12.11.
4. Application BLA-255 Mark Deaton and Peter DiGiamoco would like to reconfigure 4 lots on Bragg Hollow Road in Halcottsville. Tax map #'s 220-2-1, 220-1-9.2, 220-1-9.31 and 220-1-9.32.
5. Alan & Sharon Gavette are requesting a Temporary Certificate of Occupancy at 99 Glen Acres Road in Arkville.
6. NYC-DEP Buyout referral.
7. Discussion on the sign section of the zoning.
8. Anything else to come before the meeting

The Town of Middletown Planning Board held their regular monthly meeting on Thursday, August 8, 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 Somelofski, Barbara Puglisi, Kate VanBenschoten, Glenna Herz and Joyce Gray

Others present: Charles Kowalski (alternate), Len Utter (alternate), Mark Deaton, Rob Allison, Vic Fairbairn, Wilma Beers, Jim Beers, Patrick Davis 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. John Nolan seconded motion. Motion carried.

Sketch plan review for application 13-2 Evie A Stamas would like to do a 2 lot subdivision on Dry Brook Road in Arkville. The landowner is proposing lot 1 to be 5 acres and lot 2 to be 23.88. Lot 2 is a proposed flag lot and is very long property and therefore will not meet the width to depth ratio requirement. Katherine Somelofski made a motion to send this application for an area variance for width to depth ratio to the Zoning Board of Appeals. Kate VanBenschoten seconded motion. Motion carried.

Sketch plan review for application 13-3 Henry Farrar & Barbara Hoffman would like to do a 3 lot subdivision off McMurray Road in Margaretville. The landowner is proposing lot 1 to be 243.7 acres and lot 2 to be 67.84 acres and lot 3 to be 4.73 acres. Lot 3 is going to be sold to Delaware County to install an emergency services radio tower which will be accessed from the Swart Road sides of the mountain. Barbara Puglisi made a motion to classify as a major subdivision, send to County Planning for 239 review and schedule a public hearing for September 12, 2013. John Nolan seconded motion. Motion carried.

Application BLA -255 Mark Deaton and Philip DiGiacomo would like to reconfigure their lots off Bragg Hollow Spur in Halcottsville. Tax map # 220-1-9.32 is originally 113.67 and the proposed change will make the property 144.36 acres from lot 220-1-9.31 and 9.2. Tax map # 220-2-1 will go from 5.12 acres and will increase to 10.23 acres from tax map # 220-1-9.32. Tax map # 220-1-9.2 will go from 22.18 acres to 14.71 acres by transferring property to new proposed lot 220-1-9.32. Tax map # 220-1-9.31 will go from 38.16 acres to proposed 9.84 acres by transferring property to lots 220-1-9.2 and 220-1-9.32. See filed map for clear details. Katherine Somelofski made a motion to approve the reconfiguration. Glenna Herz seconded motion. Motion carried.

Alan & Sharon Gavette are requesting to get a 6 month Temporary Certificate of Occupancy for their new doublewide on Glen Acres Road in Margaretville. The homeowner will just need to build the decks. Joyce Gray made a motion to give a 6 month Temporary Certificate of Occupancy. John Nolan seconded motion. Motion carried.

Application SPR-49 James Beers would like to reopen the auto repair shop owned by Andrew Nappi next to the Arkville Country Store in Arkville. The vehicles in front of the garage shall be limited to 4 at any time. A short form EAF was filed for the application. John Nolan made a motion for a negative declaration. Barbara Puglisi seconded motion. Motion carried. Glenna Herz made a motion to send this application to County Planning for 239 review and approve pending county approval. John Nolan seconded motion. Motion carried.

NYC-Buyout parcel on Dimmick Mountain Road in Fleischmanns #5651. Standard comments were issued by the board.

Tom Phillips would like to keep his portable signs in front of this store on Route 28 in Arkville. The portable signs need to be out of the state ROW. The State ROW will need to be delineated in that area to be determined by a DOT ROW map.

The board received a copy of the sign section of the Zoning Ordinance. On page 59, #7 may want to reworded so it is consistent with DOT regulations. Any signage must protect public safety and not impede site distances. The board will review again next month.

Glenna Herz made a motion to adjourn the meeting at 7:50 p.m. Kate VanBenschoten seconded motion. Motion carried.

