

PLANNING BOARD MEETING

REPORT FOR MEETING THURSDAY FEBRUARY 4, 2016

The meeting was called to order by Chairman Donald P. Meier at 7:00pm.

We had said the pledge of allegiance and had roll call.

Present were – Donald Meier, Frank Gerrain, Hal Beaumont, Bill Whitbeck, Richard Bruno, Joann Conway, Betty Cure and attorney Tal Rappleyea.

The first order of business was the signing of paperwork for lot consolidations for Sleepy Hollow lake residents that had hired survey companies to combine various vacant lots into one larger lot. There was no need for planning board approval according to Tal and the documents were signed by the chairman.

The next order of business was a presentation by Pat Prendergrast and engineer representing Charles Izzo, owner of Martin's Trailer Park on Route 9w. He had submitted a proposal for expansion of the property by extending the driveway to end in a Cul De Sac that would give (5) new lots for a wider type of modular/trailer. While it appeared that he had designed the lots to be the proper distance from the dedicated wetlands, there were questions on the size of the proposed lots and of the Cul de sac itself. The questions raised by the board had to do with regulations in effect that dictated the circumference of the Cul de sac to allow fire apparatus to maneuver around the circle. Questions also came up regarding the issue raised by the building inspector who had filed a complaint against Mr. Izzo for failing to obtain a building permit for a foundation that he had constructed, one that did not meet code. Once this issue was raised, our attorney had advised the engineer that no new plans could be considered while there is an open and unresolved violation pending. Our attorney provided the engineer with a list of items for his review and advised him to check with our local codes and re-submit the proposal.

The next person with a proposal was Marcus Andrews, an engineer representing Stewarts Corporation. He had provided updated and smaller site plans for each board member. He explained the proposal in great detail and fielded numerous questions proposed by the board in regards to property line fencing, traffic patterns, etc. Mr. Andrews had taken all of our suggestions into consideration and during the next presentation would have answers for the board. There was discussion on the technical aspect of the site plan which I had indicated would be answered by our own engineering firm, Delaware Engineering, who is to be hired to review said plans and make a report to the board. Mr. Andrews was aware of other proposals that had to be made to DOT and to the zoning board for certain variances needed to go forward. Mr. Andrews would have this information for us in the next board meeting.

The last proposal was made by two individuals who represented a company named "JAAMBERAL" with questions regarding the feasibility of building a wedding and corporate destination on property for sale on Levitt road. (100 acres) They had described the proposed destination as "Glamping", another name for glamorous camping, something that is a big item in the northwest and California. During the discussion we had advised them of certain zoning restrictions that prohibited any corporate entity with providing tents as housing, (town law). However, with the help of our attorney and certain board members, they were given numerous alternatives that may assist them with going forward with the project. They were given a list of various things that would need research and were advised to hire an

engineer and attorney to help them with a proposal should they decide to go forward with purchasing the land. They thanked us for our assistance. Note: I did receive a call from Jackie Brown the next day thanking us for all our assistance and indicated that they were seriously considering placing a bid on the property.

The meeting was adjourned at 8:30pm