

Patti: I just want to confirm with the Board what parts of this are applying to new construction and what parts are applying to pre-existing sites. I need to know before I encourage the applicant to move forward.

The Board discussed the code, this being the first proposal in the newly created GM sub district.

Dave B: In my opinion this is an existing building and this proposal is an extension of a use that has already been in place.

Scott: A lot of the thinking was for the raw land along 9W and what someone would create as opposed to what someone could modify. We still want the applicant to conform as much as possible and we encourage the applicant to better the property.

Patti: Another thing is that the code calls for street trees, DOT will not allow street trees there, and I have to work within the different jurisdictions.

Scott: I think the intent was to have a plan in place and buildings working then we could go to the DOT with the zoning and get them to conform it to what we wanted it to look like. Without the zone we could not ask the DOT to do that.

The Board discussed the slope and retaining wall. The proposed building will be level with steps leading to the back of the property where the retaining wall will be at its highest.

Nadine Carney: We are trying to have the parking lot go even more with the grade to lower the retaining wall. (She submitted a PROFILE centerline of parking area)

Right now the first phase would be one story with a basement underneath with the appearance of a two story for future use.

Nadine: There is storm drainage existing in the back. Because it is disturbance under an acre I will go over with Shari what she likes to see as far as retention and not going over the predevelopment runoff.

Eric Neiler: Hopefully this design speaks for itself. It is not a two story building yet but it certainly could be. We want to give the appearance of not only storefronts on the ground but life above.

New Public Hearings

Acampora, Joseph, Special Use Permit, 308 South St, SBL#94.2-2-6.100, in Ag. zone.

The applicant has submitted revised plans dated 4-10-15 for an accessory apartment. He would like approval of a 743sf accessory apartment.

The public hearing is set for next week June 25, 2015.

Kelley, Steven and Debra, Siteplan 227 South St, SBL#86.4-3-42, in A zone.

The applicants, Steven and Debra Kelley, desire approval to host events upon the premises above. The applicants will reside upon the premises. The concept is to rent the grounds and make available a portion of the barn which is approximately 1,485 square feet for dancing, etc. with occupancy limited to 99 or fewer persons. Tents would be permitted about the grounds for purposes of cooking, seating, etc. Portable rest rooms will be utilized. The Kelley's house will not be used.

Stephen and Debra Kelley were present for the meeting.

Stuart Weiss, the applicant's representative, was present for the meeting.

The Board reviewed a newly submitted map showing a portion of lands of Kelley with proposed parking areas done by Timothy McCabe dated June 17, 2015.

The Board discussed a condition of this special use permit being contingent upon the Kelley's ownership of the two parcels SBL#86.4-3-38 and SBL#86.4-3-22 adjacent to the primary parcel of this application.

The Board was satisfied with the map.

Public hearing is set for next week, June 25, 2015.

Sign Approval

Sign - Verlise Boutique, 25-29 Main St, SBL#88.69-2-27, in CB zone.

Would like Planning Board approval for a 2x3 sign for her boutique.

A **Motion** to approve the Verlise sign was made by Dave Plavchak, seconded by Lawrence Hammond. All ayes.

Sign – Dr. Ortiz, 29 Church Street, SBL#88.69-9-1 in CB zone.

The applicant would like sign approval for the doctors office.

Dr. and Mrs. Ortiz were present.

The applicants would like approval for a monument 62” x 22” sign that will go in the middle of the existing planter. The top of the monument posts will be about 5ft. Landscaping will go around the sign.

Mrs. Ortiz had a sketch of what the sign will look like.

The Board discussed the size of the sign. The sign is a little larger than the Board would like (so the applicant will try to shorten it a bit) but it does need to fit into the planter.

A **Motion** was made to approve this sign by Dave Plavchak, seconded by William Ogden. All ayes.

Extended Public Hearings

Wang, James, Special Use Permit, 14 Roy Ln, SBL#95.12-3-72, in R1/2 zone.

The applicant would like a special use permit to legalize an accessory apartment in his home. The apartment will be approximately 600sf.

Next week the Board will extend the public hearing until July.

Old Business

Rozzi, Stephen & Margaret, Special Use Permit, 90 Pancake Hollow Rd, SBL#95.1-1-20.110, in A zone.

The applicant would like a special use permit to add a 628sf accessory apartment into his home.

The Board anticipates setting the public hearing next week.

The Board reviewed new plans June 2, 2015.

The Board is concerned that the plan shows unused closed off space which could be used as a second bedroom.

It is suggested that the applicant use the existing layout in the plans (not the proposed layout) and the Board will consider waiving the extra square footage.

A **Motion** to adjourn was made by Brad Scott, seconded by Dave Plavchak. All ayes. 6:22PM