

MINUTES OF MEETING ~ APRIL 21, 2008

ATTENDANCE: Rick Bump, Eugene Dutcher, Bob Thurling, Harold Ellsworth, Paul Little, Ken Raisner, and Secretary Pat Smith. Also in attendance was Zoning Administrator Walt Tennyson. Absent were Suzanne Robbins and George Hilton.

CORRESPONDENCE: Letter from NYS Dept. of Environmental Conservation re: the Nature Conservancy; APA Jurisdictional determination for Terry & Cindy Perkins, and a letter to Smith & Simon re: Gilma Subdivision; Zoning Office Monthly Activities for March 2008.

MINUTES: On a motion by Mr. Bump, seconded by Mr. Dutcher, the Minutes of the March 17th meeting were accepted, as presented. Motion carried 6/0.

OLD BUSINESS: #SPR2008-02 ~ John & Cynthia Behan proposed mixed use shopping center. Jennifer Fredenburg was in attendance to represent the applicants. The property proposed for development is presently an undeveloped parcel consisting of 1.67 acres, zoned Hamlet, and situated adjacent to NY State Route 8, near Exit 25 of the Northway. Applicant is proposing the development of a small-scale, Adirondack style commercial "gateway" complex, to welcome and provide services to residents and visitors to the town. A 10,000 gross square foot building is being proposed, with about 5000 s.f. of space per floor. The building is proposed for mixed use, including service, office and retail, with potential for a café area. Apart from the building, there will be located a 4 gas pump island and a canopy. The plan for the project shows 55 proposed parking spaces and at least 20 feet of circulation around the buildings for turn radius for gas delivery and traffic navigation, allowing emergency access for Fire and EMS, RV's and boat trailers, etc. A designated refuse area and delivery loading area will be located next to the building, with the refuse area being screened by vegetation. There is a 25 foot rear and front yard setback proposed, with a 15 foot side yard setback. Applicant proposes clapboard siding or a masonry wall of stone veneer or brick. Any exterior lighting will be wall mounted and goose-necked downwards. Parking lot lighting will also be downcast, and fixtures will blend with the area. There will be plantings of deciduous trees along the rear and side yards, with a potential Bio-Swale area where snow can be plowed in the winter time due to absence of foliage, and a Stormwater retention area where the side and rear yards come together. Lighting for the gas canopy will be within framed fixtures under a reflective ceiling, and also downcast. A potential well and septic wastewater area are being reviewed by engineer Jim Hutchins. Of the 25% Green space that is required, 33% will be provided. Following discussion, on a motion by Mr. Little, a public hearing will be scheduled for the May 19th meeting. The motion was seconded by Mr. Dutcher and carried 6/0.

~ 2 ~

NEW BUSINESS:

#SD2008-03 ~ James F. Card Jr. & David W. Card proposed 2-lot subdivision. Fred (James Jr.) Card presented the project to the board. The subject property is located on the Hardscrabble Road in Olmstedville, zoned for Rural Land Use. It is currently vacant, containing

no structures, no water, no septic systems and no overhead power lines. The property currently consists of 18+ acres of land, and was bequeathed to the brothers in 1978. They now wish to separate the parcel into two 9+ acre lots to be left to their progeny. Approximate locations of proposed dwellings and wastewater disposal systems have been indicated on the site plan, but future development is virtually unknown at this time, left to future generations to decide. Brief discussion followed, after which a motion was made by Mr. Bump to schedule a public hearing for the May 19th meeting. Motion was seconded by Mr. Ellsworth, and carried 6/0.

#SPR2008-03 ~ Craig House proposed 6-unit apartment house. Applicant was in attendance to present this project. Subject property is located in the Hamlet, on the corner of State Route 9 and Panther Mtn. Drive, approximately 0.51 acres. Parcel is vacant, open field with a small cluster of trees, and carport storage on premises. Applicant proposes construction of a two-story apartment complex, with 3 apartments on the ground floor, and 3 upstairs. Ground floor apartments will be handicapped accessible. Each apartment is proposed with 2 bedrooms and 1 bathroom, total living area of approximately 1000 square feet each. There will be 12 parking spaces in the front of the lot facing Route 9, two spaces will be designated for handicapped parking. Building will be vinyl clapboard siding, with shingle roofing. The parking area will be paved, and ingress and egress will be onto Panther Mtn. Drive. There is a catch basin under the road, and a culvert already in place under the proposed driveway. There will be downcast lighting into the parking area only. Decorative planting boxes and shrubbery are also indicated in the plans. Proposed septic wastewater site will be located on the north side of the building next to the Flower shop. Following brief discussion, a motion was made by Mr. Dutcher to waive a public hearing, and to give preliminary approval pending any DOH or DEC issues. Applicant will need to return for final approval and obtain permits before any construction can begin. Motion was seconded by Mr. Bump and carried 6/0.

BOARD PRIVILEGE: No discussion.

ADJOURNMENT: On a motion by Mr. Thurling, seconded by Mr. Ellsworth, meeting adjourned at 8:00 p.m.

Respectfully submitted,

Patricia M. Smith ~ Secretary