

PLANNING BOARD REGULAR MEETING, August 24, 2022 AT 7:00PM

- 1 -

Members present: Mary Lou Fitzgerald, Elisha Bartlett, Ken White, Rob King, Cheri Phillips, & Daniel Berheide.

Guest Present: George Hainer, Catherine Simmer, Richard Rawson, Lois Rawson, Mark DeCrescente, Peter Gibbs, Taylor Haskins, & Lisa Delia

Mr. White: Called the meeting to order at 7:09 pm.

Mr. White: Has everyone had a chance to look over the minutes?

Ms. Bartlett: I'll make a motion to approve the minutes from May 25, 2022 and July 27, 2022.

Mr. King: I'll second that motion.

Mr. White: All in favor?

Ms. Fitzgerald: Would like to note she was not present at the May 25, 2022 meeting.

- **Resolution 2022-16 Approval of Minutes from May 25, 2022 and July 27, 2022.**

Resolved: To approve the minutes of May 25, 2022 and July 27, 2022 Regular meeting.

Moved by: Ms. Bartlett

Seconded by: Mr. King

In Favor: Ms. Bartlett, Mr. White, Ms. Fitzgerald and Mr. King

Opposed: None

Mr. White: Our next project is for Rich and Lois Rawson.

Rawson Project Narrative: Rawson currently owns three Tax Map Parcels which are all located in V-RES I Land Use District: Parcel 1 TM#66.74-2-9.2 being 2.8± acres, with an existing dwelling. Purchased on November 14, 1995, from Helen P. Pattison, recorded in deed book 1102 at page 45. Parcel 2 TM#66.74-2-11 being 5.0± acres vacant land. Purchased on April 8, 2002, from Dieter B. & Hannelore Requadt, recorded in deed book 1316 at page 287. Requadt, recorded in deed book 1316 at page 287. Parcel 3 TM#66.74-2-12.2 being 0.2± acres vacant land. Purchased on April 8, 2002, from Dieter B. & Hannelore Requadt, recorded in deed book 1316 at page 287. On March 25, 2014, half of the interest of these parcels were deeded from Richard J. Rawson and Lois E. Rawson to Richard J. Rawson Trust by deed book 1771 at page 34 and the other half interest was deed to Lois E. Rawson Trust by deed book 1771 at page 41. The proposed boundary line adjustment is being done to allow a future expansion of the dwelling located at 23 Sunny Side Way (TM#66.74-2-9.200). The proposed adjustment is to add 0.4± acre (30± feet by 630± feet, from Parcel 2 (TM#66.74-2- 11.000) to Parcel 1 (TM#66.74-2-9.200) which will result in Amended Parcel 1 being a 3.2± acres and Amended Parcel 2 would be 4.6± acres. The lines on the attached map are highlighted as follows: Orange Lines are existing boundaries be kept; Yellow is the boundary line to be removed; Pink is the boundary line to be created and Blue is Lake Champlain. Map of Survey prepared for Richard J. and Lois E. Rawson will be attached to the minutes.

PLANNING BOARD REGULAR MEETING, August 24, 2022 AT 7:00PM

- 2 -

Mr. Rawson: We are looking to add a bedroom and a bathroom to the first floor.

Mr. Hainer: This project is classified as a minor division.

Mr. King: I make the motion to deem this application a minor division.

Ms. Fitzgerald: I second that motion.

Mr. White: All in favor?

• **Resolution 2022-17 Deem Richard and Lois Rawson's application a minor division.**

Resolved: To determine the application submitted by Richard and Lois Rawson, 23 Sunny Side Way (TM#66.74-2-9.200). The adjustment is to add 0.4± acre (30± feet by 630± feet, from Parcel 2 (TM#66.74-2- 11.000) to Parcel 1 (TM#66.74-2-9.200) which will result in Amended Parcel 1 being a 3.2± acres and Amended Parcel 2 would be 4.6± acres a minor division.

Moved by: Mr. King

Seconded by: Ms. Fitzgerald

In Favor: Ms. Bartlett, Mr. White, Ms. Fitzgerald and Mr. King

Opposed: None

Mr. White: Our next project is Lisa Delia, minor division.

Delia Project Narrative: Lisa Delia, 84 Wadhams Heights Lane, Tax Map #56.2-1-5.200 is looking to sell the existing house and 1.063 +/- acres which is the minimum lot size. Lisa Delia will keep the remaining 8.5 +/- acres which has two remaining building rights. This is a minor division. Map of survey prepared for Lisa M. Delia will be attached to the minutes.

Mr. White: any questions for Ms. Delia?

Ms. Bartlett: Will there be septic?

Group: Is there septic?

Mr. Hainer: Anything that happens after this minor division will need to come back for approval.

Ms. Bartlett: Two building lots remain. Are they residential?

Mr. Hainer: The land is in a residential district so it couldn't be used for commercial use. We need to follow the APA guidelines.

Mr. White: Any more questions or comments?

Ms. Fitzgerald: I make the motion to deem this application a minor division.

Mr. King: I second that motion.

Mr. White: All in favor?

- **Resolution 2022-18 Deem Lisa Delia's application a minor division.**

Resolved: To determine the application submitted by Lisa Delia, 84 Wadhams Heights Lane, Tax Map #56.2-1-5.200 a minor division. The existing house and 1.063 +/- acres will be sold and Lisa Delia will keep the remaining 8.5 +/- acres which has two remaining building rights.

Moved by: Ms. Fitzgerald

Seconded by: Mr. King

In Favor: Ms. Bartlett, Mr. White, Ms. Fitzgerald and Mr. King

Opposed: None

Mr. White: Our next order of business is the OMNM, LLC SEQR Parts 2 and 3. Read aloud the Full Environmental Assessment Form Part 2- Identification of Potential Project Impacts and Full Environmental Form Part 3- Evaluation of the Magnitude and Importance of Project Impacts and Determination of Significance. These forms were read aloud and completed by the planning board members present. After completing the SEQR Parts 2 and 3 the planning board has determined this project as a Negative Declaration. The completed SEQR Parts 3 will be attached to the minutes.

Mr. King: I make the motion to deem the project for OMNM, LLC a Negative Declaration.

Ms. Bartlett: I second that motion.

Mr. White: All in favor?

- **Resolution 2022-19 OMNM, LLC Negative Declaration**

Resolved: To deem the project for OMNM, LLC, Tax Map No. 66.56-1-22.002 a Negative Declaration. This project will result in no significant adverse impacts on the environment, and, therefore, an environmental impact statement need not be prepared. Accordingly, this negative declaration is issued.

Moved by: Mr. King

Seconded by: Ms. Fitzgerald

In Favor: Ms. Bartlett, Mr. White, Ms. Fitzgerald and Mr. King

Opposed: None

Mr. Hainer: You will need to set the conditions of the special permit.

Group: We need a site plan that address these concerns: lighting, drainage, parking, signage and estimated max occupancy. The special permit will be a mixed use pending the Zoning Board of Appeals use determination.

Mr. Hainer: All pending on the ZBA determination. If residential is rejected, then it's just commercial. If the ZBA rejects the mixed use, we will be going to the town Board for change of use to add residential use to the district.

Ms. Bartlett: I make the motion to approve a special permit with conditions.

Mr. King: I second that motion.

Mr. White: All in favor?

- **Resolution 2022-20 OMNM, LLC**

Resolved: To approve issuance of special permit for mixed use pending ZBA determination with conditions for OMNM, LLC, Tax Map No. 66.56-1-22.002 project. A site plan addressing the following conditions: lighting, drainage, parking, signage and estimated max occupancy is required.

Moved by: Ms. Bartlett

Seconded by: Mr. King

In Favor: Ms. Bartlett, Mr. White, Ms. Fitzgerald and Mr. King

Opposed: None

Mr. White: Next we have Holly Rippon- Butler.

Rippon- Butler Project Narrative: Holly Rippon- Butler is looking to purchase, 2 Church Lane, Westport, NY 12993, Tax Map #57.55-1-21.000, from Lauren Murphy. Holly makes ice cream and is looking to open a scoop shop. She will be continuing with the long term rental unit with a low impact retail space for a small ice cream shop and/ or office space rental. Currently she is making and selling pints out of The Hub on the Hill. She is looking to expand and do scoops with her pints.

Mr. White: Is the brick building attached to the wooden building in the back?

Ms. Rippon- Butler: Two buildings on one site.

Ms. Murphy: Each building has been renovated separately. There are two heating systems and town water.

Group: Is very happy to see new businesses coming to the area.

Ms. Fitzgerald: Should we plan a site visit?

Group: Decided on a site visit Friday, September 9, 2022 at 5:00 pm.

Ms. Fitzgerald: I'll make a motion to deem the application complete.

Mr. King: I'll second that motion.

- **Resolution 2022-21 Deem the special use permit application for Holly Rippon- Butler complete.**

Resolved: To deem the special use permit application for Holly Rippon- Butler/ Lauren Murphy, Tax Map #57.55-1-21.000 complete.

Moved by: Ms. Fitzgerald

Seconded by: Mr. King

In Favor: Ms. Bartlett, Mr. White, Ms. Fitzgerald and Mr. King

Opposed: None

Mr. Hainer: We need to set a public hearing.

Mr. King: I'll make a motion to set the public hearing.

Ms. Bartlett: I'll second that motion.

- **Resolution 2022-22 Set a public hearing for Holly Rippon- Butler special use permit.**

Resolved: To set a public hearing for Wednesday, September 28, 2022 at 7:00 pm to address Holly Rippon- Butler/ Lauren Murphy, Tax Map #57.55-1-21.000 special use permit.

Moved by: Mr. King

Seconded by: Ms. Bartlett

In Favor: Ms. Bartlett, Mr. White, Ms. Fitzgerald and Mr. King

Opposed: None

Mr. Hainer: The first draft of the revisions to the Town Sign Law have been emailed to you. We do not need to discuss this tonight. If you have suggestions, please make corrections or notes on the document that was emailed to you and email it back. There is tracking on the document if you know how to use that feature.

Ms. Fitzgerald: I make a motion to adjourn.

Mr. King: I'll second that motion.

Mr. White: All in favor? Adjourned.

- **Resolution 2022-23 Adjournment**

Resolved: To adjourn the regular meeting at 8:18 pm

Moved by: Ms. Fitzgerald

Seconded by: Mr. King

In Favor: Ms. Bartlett, Mr. White, Ms. Fitzgerald and Mr. King

Opposed: none

Respectfully submitted,

Catherine L. Simmer, Secretary