

**PLANNING BOARD  
MINUTES  
PUBLIC HEARING  
DECEMBER 17, 2014**

Chairman Maron called the Public Hearing to Order at 7:00 P. M. with the following members present; Mrs. Evelyn, Brant, Mr. Dwight Anson, Ms. MaryLou Fitzgerald, Mr. Ken White, and Ms. Cynthia Fairbanks. Members excused, Mr. Alan Hipps. Also in attendance, Mr. George Hainer, Building Codes/Zoning Officer. Guests in attendance, Ms. Lauren Murphy.

Chairman Maron - We'll open the Public Hearing for **Lauren Murphy - Tax Map No. 57.55-1-21.000** - She's applying to convert a single-family residence to Business Use with four offices, gallery, antique shop and craft shop on two floors and the procedure we will follow is she will describe the project and then we can question her and then we can seek any questions or comments from the public and then we'll follow with any questions we might have and go on with the Public Hearing. I guess we'll have Ms. Murphy describe her project to us.

Ms. Murphy - I brought the floor plan, I don't know if I showed it to you before, if you want to pass it around, it just shows where things will be. I'm hoping to have three offices upstairs, there are four rooms and a bathroom, but I want to have three offices. And on the first floor there will be my office, for my real estate business and a little conference room at the back, or a conference table, all the offices can use it if they have a meeting and then on the Church Street side, there was the old storefront where that entrance is and I'd like to have that for, I'm not sure, for a little gallery or an antique shop or a craft store, whatever somebody would like - pretty small and low impact kind of use. We're putting a porch around the front of it right now, I don't know if you've driven by, we plan to put a porch back like the old one, that just wraps around the front and down the sides, so you can get in that way from the porch. I think I have enough parking, you were asking me around the back the last time and I asked Matt if he knew where the line was and he said, "no, somewhere between this pole and the other". I asked if it was alright in the future as long as we don't make permanent off-street parking, can we park a few cars in there and he said, "sure, as long as he can get in and out with his crane,

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etc.". So, I think I can add another two, past that one pole there.

Mr. Anson - I was looking at it, I think you can, too.

Mrs. Murphy - Yes. Steve (Steven)Engelhart is renting the white framed building right now, he's going to make a permanent parking space, put dirt in, making a stone wall so he can pull in right off the end of the building right there. That's for him and then Matt said we could use the other space, as long as we're not blocking when he wants to go in and out of there. So I think that will work, we'll add a couple there and then be able to have three across the front and then coming down the side, if I take away a little bit of the grass that's there, it will make it nicer, I can probably have a couple there as well. We'll try to have the building accommodate the people that are working there, if anybody comes to look at the shop, try to keep it right there, not spreading out all over the place.

Mr. Hainer - The other area, where is it off to the side over here?

Ms. Murphy - Which other area?

Mr. Hainer - The crafts area.

Ms. Murphy - No, no, no, that's in the storefront, here. The one on the Church Street, yeah, you know that side entrance, you go in it, it's not very big at all, it might be from, oh gosh, 10 by 20, maybe, it's not too big. That was where the old general store was. I think they had everything in that building, they lived in the other part, they had a general store, a tavern, company store, tap room and lodging. That's all. I didn't talk about signs, I think something very small, very modest, maybe one thing that has the small names of whoever is there.

Mr. Hainer - The address technically Church Street?

Ms. Murphy - I think it's 2 Church Lane.

Mr. Hainer - Church Lane.

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Ms. Murphy - Church Lane, yes. I'll just have one small sign that has my company name and then the people, something small that fits with the ordinance. That's all. Porch lights in the porch ceiling, that's about it.

Mr. Hainer - That's great, sealed lighting.

Ms. Murphy - They will just be in the ceiling, down cast.

Mr. White - You said the magic word.

Chairman Maron - You actually put up the sign, that's something you get approval for -

Mr. Hainer - Yes, you need to apply for a sign.

Ms. Murphy - That's not for a while yet, but we will apply.

Chairman Maron - Are there any Planning Board members that have questions?

Mr. White - I think it was well described, last time.

Chairman Maron - Ok. There isn't any public here to ask questions, although I would say that we have two letters, one from Evan Davis and Mary Roth Davis -

Ms. Murphy - I know Mary,

Chairman Maron - Both of them were in support of the project, as was a letter from Matt Foley and Suzy Becker -

Ms. Murphy - Oh, that's nice, great, Matt's been in there, "so glad to see something happening, thank you" and then he says, "can I leave my crane in the backyard"? He's great to work with.

Chairman Maron - Ok, so if there are any other statements from anybody, with that may I have a may I have a Motion to close the Public Hearing?

Mr. White - I'll move.

Mrs. Brant - Second.

Chairman Maron - All in favor, closing the Public Hearing.

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Mr. Hainer - What is that 7:08 P. M.

Chairman Maron - Yes, 7:08 P. M.

**REGULAR MEETING**

Chairman Maron - Now, we'll open the Regular Meeting, 7:08 P. M. for December 17, 2014. Called to Order with all listed at the Public Hearing present.

MINUTES: May I have a Motion to approve the Minutes of the November 19, 2014 meeting.

Mr. White - So moved.

Ms. Fitzgerald - Second.

Chairman Maron - Any changes, all in favor of approving the Minutes. Carried.

We'll move on to **Lauren Murphy - Tax Map No. 57.55-1-21.000 - Project described in Public Hearing Minutes -**

We had a Public Hearing, she proposes to convert single-family residence to Business use for four - She also proposes there will be a sign at some point, it's use allowed by Special Permit and I'll take a motion on the project that we've been discussing.

Mr. White - so moved.

Mr. Anson - second.

Chairman Maron - Mr. White has moved, and Mr. Anson has second to approve the project, so let's have a discussion. Any comments on this project?

Ms. Fitzgerald - I think it's a great idea.

Mr. Anson - Me too.

Chairman Maron and Mr. Hainer were reading from Section 5 of the Special Permit Process.

Chairman Maron - There's a number of criteria that we need to consider before approving this, Section 5.042 (attached, page 4A) a-k, --

#### 5.040 Findings Required

In granting or denying Special Permits, the Planning Board shall take into consideration the scale of the proposed project, the possible impact of the proposed project on the functioning of nearby farm operations, and the rural tradition of freedom of land use where such use does not harm others, as well as any proposed conservation easements, architectural restrictions, or other measures that would tend to mitigate potential adverse impacts and preserve or enhance the scenic and historic character of the Town. Within the Village area, the Planning Board shall consider the need to maintain the historic, close-knit building pattern and the need for compatibility among adjoining land uses.

#### 5.041 Minor Projects

A Minor Project shall be presumed to be acceptable if it complies with applicable health laws and other specific provisions of this Local Law and if no credible expert testimony is presented in opposition to it. Before granting a Minor Project Special Permit, the Planning Board shall determine that the criteria for Major Projects listed in Section 5.042 below are generally satisfied.

#### 5.042 Major Projects

Before granting or denying a Major Project Special Permit, the Planning Board shall make specific written findings as to whether the proposed Major Project:

- a. Will comply with all provisions and requirements of this and other local laws and regulations, and will be in harmony with the purposes of the land use district in which it is located and with the general intent and purposes of this Local Law.
- b. Will not be detrimental to adjacent uses.
- c. Will not adversely affect the availability of affordable housing in the Town.
- d. Will not cause undue traffic congestion, unduly impair pedestrian safety, or overload existing roads considering their current width, surfacing, and condition, will have appropriate parking, and will be accessible to fire, police, and other emergency vehicles.
- e. Will not overload any public water, drainage, or sewer system, or any other municipal facility, or degrade any natural resource or ecosystem.
- f. Will be suitable for the property on which it is proposed, considering the property's size, location, topography, vegetation, soils, natural habitat, and hydrology, and, if appropriate, its ability to be buffered or screened from neighboring properties and public roads.
- g. Will not result in excessive noise, dust, odors, solid waste, or glare, or create any other nuisances.
- h. Will be subject to such conditions on design and layout of structures, provision of buffer areas, and operation of the use as may be necessary to ensure compatibility with surrounding uses and to protect the natural, historic, and scenic resources of the Town.
- i. Will be consistent with the goal of concentrating retail uses in villages and hamlets, avoiding strip commercial development, and locating non-residential uses that are incompatible with residential use on well-buffered properties.
- j. Will comply with the criteria in Section 5.063.
- k. Will have no greater overall impact on the site and its surroundings than would full development of uses of the property permitted by right, considering environmental, social, and economic impacts of traffic, noise, dust, odors, release of harmful substances, solid waste disposal, or glare, or any other nuisances.

#### 5.050 Amendments

The terms and conditions of any Special Permit may be amended in the same manner as required for the issuance of a Special Permit, following the criteria and procedures in this Section. Any enlargement, alteration, or construction of accessory structures not previously approved shall require a Special Permit amendment.

#### 5.060 Review of Site Plans

The Planning Board shall review Site Plans for all Major Projects and for those Minor Projects which, because of their scale, intensity, or potentially disruptive nature, require careful layout, design, and placement on a site. The principal purpose of Site Plan review is to ensure compliance of a particular Special Permit use with the purposes and performance criteria contained in this Local Law.

#### 5.061 Required Information for Major Project Site Plan

An application for Site Plan approval shall be accompanied by plans and descriptive information sufficient to clearly portray the intentions of the applicant. Site Plans shall be prepared by a registered professional engineer, architect, or landscape

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Ms. Murphy - regarding, h. I didn't mention hours of operation, small offices, just during the day -

Mr. White - I don't think that's necessary.

Mr. Anson - I don't think that's necessary, either.

Chairman Maron - Comply with criteria in Section 5.063 (j.) (attached 5A & B). I think the one thing people mentioned was parking, it seems like she has addressed that.

Ms. Fairbanks - We haven't talked about Landscaping, but what can we do.

Mr. Anson - No room to do anything.

Ms. Murphy - I think once I get the porch on there, then I'll know how much room I have, I was even thinking of pushing that back a little bit, put a retaining wall there, a little bit of garden space and no lawn to mow, maybe a little bit more room to put the parking on the side off the street, push it back from the white line. I'll try to do all of that, cause I don't want to mow lawn.

Chairman Maron continued with 5.042, k.-seems like this is all full development.

Ms. Murphy - the only other thing I could have done, was residential, but there's no yard or anything.

Chairman Maron - Now, we'll do Part 2 of SEQR - Impact Statement - Read the 11 Statements - All responses "No, or small impact may occur". Comment on number 8, will improve it. Part 3 - Determination of Significance - The Board determined, based on the information and analysis above, and any supporting documentation, that the proposed action will not result in any significant adverse environmental impacts. Signed and dated by Chairman Maron, this date.

Ms. Murphy - I'm going to save the lilacs, I'm going to put the porch right up to the edge of it so it covers the side entrance but then there will be a gap so the tree will stay there. The picture shows how much room there is between the building and the white line, where you can park, there's really a lot of room on the front there.

Ms. Fairbanks - When do you think you'll be ready?

- r. Plans for disposal of construction and demolition waste, either on-site or at an approved disposal facility.
- s. Long-form Environmental Assessment Form or Draft Environmental Impact Statement.

#### 5.062 Waivers

In the case of Major Projects that are likely to have a minimal impact on the surrounding area, the Planning Board may waive information requirements in Section 5.061 above, as it deems appropriate.

#### 5.063 Criteria

The Planning Board, in reviewing Site Plans, shall consider the criteria set forth below. The Planning Board may adopt or recommend illustrated design guidelines to assist applicants in complying with this Section 5.063.

##### a. Layout and Design

1. All structures in the plan shall be integrated with each other and with adjacent structures, shall have convenient pedestrian and vehicular access to and from adjacent properties, and shall, wherever possible, be laid out in a pattern consistent with the traditional forms found in the Town of Westport.
2. Individual structures shall be compatible with each other and with traditional structures in the surrounding area in architecture, design, massing, materials, and placement, and shall harmonize with traditional elements in the architectural fabric of the area.
3. Where appropriate, setbacks shall maintain and continue the existing setback pattern of surrounding properties.
4. The Planning Board shall encourage the creation of landscaped parks or plazas easily accessible by pedestrians.

##### b. Landscaping

1. Landscaping shall be an integral part of the entire project area, and shall buffer the site from and/or integrate the site with the surrounding area, as appropriate.
2. Primary landscape treatment shall consist of shrubs, ground cover, and shade trees, and shall combine with appropriate walks and street surfaces to provide an attractive development pattern. Landscape plants selected should be appropriate to the growing conditions of the Town's environment.
3. Where appropriate, existing trees and other vegetation shall be conserved and integrated into the landscape design plan.
4. If deemed appropriate for the site by the Planning Board, shade trees at least six feet tall shall be planted and maintained at 25- to 50-foot intervals along roads, at a setback distance acceptable to the Highway Superintendent.

##### c. Parking, Circulation, and Loading

1. Roads, driveways, sidewalks, off-street parking, and loading space shall be safe, and shall encourage pedestrian movement.
2. Vehicular and pedestrian connections between adjacent sites shall be provided to encourage pedestrian use and to minimize traffic entering existing roads. The construction of service roads and new public streets to connect adjoining properties shall be required by the Planning Board, where appropriate.
3. Off-street parking and loading requirements of this Local Law shall be fulfilled, and parking areas shall be located behind buildings wherever possible.
4. Access from and egress to public highways shall be approved by the appropriate Highway Department, including Town, County, State, and Federal, to the extent that said Highway Department or Departments have jurisdiction over such access.
5. All structures shall be accessible by emergency vehicles.

##### d. Miscellaneous Standards

1. Materials and design of paving, light fixtures, retaining walls, fences, curbs, benches, etc., shall be attractive and easily maintained.
2. The light level at the lot line shall not exceed two-tenths (0.2) footcandle, measured at ground level. To achieve this, luminaires shall be shielded to prevent light from shining beyond the lot lines onto neighboring properties or public ways. Where residential uses adjoin commercial uses, light standards shall be restricted to a maximum of 20 feet in height.
3. Drainage of the site shall recharge ground water to the extent practical, and surface waters flowing off-site shall not adversely affect drainage on adjacent properties or public roads.
4. Additional Site Plan requirements and standards for review set forth in other Sections of this Local Law shall be fulfilled.
5. Requirements for proper disposal of construction and demolition waste shall be fulfilled, and any necessary

permits or agreements for off-site disposal shall be provided to the Planning Board.

e. Rural Siting Guidelines

In all Town Districts other than the Hamlet Districts, the following guidelines shall be observed for subdivisions and the siting of residences, businesses, and accessory structures.

1. Wherever feasible, retain and reuse existing old farm roads and country lanes rather than constructing new roads or driveways. This minimizes clearing and disruption of the landscape and takes advantage of the attractive way that old lanes are often lined with trees and stone walls. (This is not appropriate where reuse of a road would require widening in a manner that destroys trees or stone walls.)
2. Preserve stone walls and hedgerows. These traditional landscape features define outdoor areas in a natural way and create corridors useful for wildlife. Using these features as property lines is often appropriate, as long as setback requirements do not result in constructing buildings in the middle of fields.
3. Avoid placing buildings in the middle of open fields. Place them either at the edges of fields or in wooded areas. Septic systems and leach fields may be located in fields, however.
4. Unless buildings are designed traditionally and located close to the road in the manner historically found in the Town, use existing vegetation and topography to buffer and screen them.
5. Minimize clearing of vegetation at the edge of the road, clearing only as much as is necessary to create a driveway entrance with adequate sight distance. Use curves in the driveway to increase the screening of buildings.
6. Site buildings so that they do not protrude above treetops and crestlines of hills as seen from public places and roads. Use vegetation as a backdrop to reduce the prominence of the structure. Wherever possible, open up views by selective cutting of small trees and pruning lower branches of large trees, rather than by clearing large areas or removing mature trees.
7. Minimize crossing of steep slopes with roads and driveways. When building on slopes, take advantage of the topography by building multi-level structures with entrances on more than one level (e.g., walk-out basements, garages under buildings), rather than grading the entire site flat. Use the flattest portions of the site for subsurface sewage disposal systems and parking areas. Use best management practices for erosion and sedimentation control, as recommended by the Essex County Soil and Water Conservation District or other natural resource agencies.

                     END 5.063

## SECTION 6 APPEALS AND VARIANCES

### 6.010 Zoning Board of Appeals

#### 6.011 Establishment

- a. The Town Board shall appoint a Zoning Board of Appeals (ZBA), shall designate its chairperson, and shall provide for such expenses as may be necessary and proper. In the absence of a chairperson, the Zoning Board of Appeals may designate a member to serve as acting chairperson. A member of the Board of Appeals shall not at the same time be a member of the Town Board. The Town Board shall have the power to remove any member of the Zoning Board of Appeals for cause and after public hearing.
- b. Members, except for those appointed to the first Board, shall serve terms of five years. Such terms shall expire at the end of the calendar year. In the creation of the new Zoning Board of Appeals, the appointment of members of the Board shall be for terms so fixed that one member's term shall expire at the end of the calendar year in which such member was initially appointed. The remaining members' terms shall be so fixed that one member's term shall expire at the end of each year thereafter. At the expiration of each original member's appointment, the replacement member shall be appointed for a term which shall be equal in years to the number of members of the Board.
- c. If a vacancy occurs other than by the expiration of a term, it shall be filled by the Town Board for the period of the unexpired term.

#### 6.012 Conduct of Business

- a. The Zoning Board of Appeals may employ such clerical or other staff or consulting assistance as may be necessary, provided that it shall not incur expenses beyond the amount of appropriations made available by the Town Board for such purposes.
- b. The Zoning Board of Appeals shall have the power to promulgate written rules of procedure, by-laws, and forms in order to fulfill its responsibilities under this Local Law.

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Ms. Murphy - I think we're, the whole run of it under the porch there is really bad (Ms. Fairbanks referred to something that could not be picked up on the tape, this reflects Ms. Murphy's comments) the grade of the road has come up about three-and-a half feet there, so the brick work and everything is flapping in the breeze, have to get someone, you remember where the old tavern door is there, you use to be able to walk level with the ground and just walk around side of the porch and just go in, but now it's like three-and-a half feet in the ground. We had to dig that out and put a retaining wall around it to keep the water, and then the porch will go over the top and wrap around, we're doing that tomorrow or the next week.

Chairman Maron - So, we found that there's no significant adverse impacts and now we have to read something taking action. Section 5.038 Action - b. (attached, page 6A). So are there issues -

Mr. Anson - I can't think of any.

Ms. Fitzgerald - I think she's voluntarily addressed any issues.

Chairman Maron - Voluntarily is certainly fine and yet -

Ms. Fitzgerald - If she doesn't do what she says what she's going to do, then we'll come after her, but I don't know how strict you want to make it.

Ms. Murphy - You just put conditions in there.

Chairman Maron - I always go for lighting, even though she says, downcast, I'd say lighting should be downcast.

Ms. Murphy - What's the wording, when it says, "light doesn't past the property line"? I'll probably just have a little old-fashioned lantern next to the door as well as a couple of lights that shine down, on the porch so people can walk around, like two, that's all.

Mr. Hainer - There's a street light there.

Ms. Murphy - Yes, there's the street light in front of the building. It's going to be something in keeping -

- a. Upon receipt of application materials it deems to be complete, the Planning Board shall refer to the Essex County Planning Board any application for a Special Permit affecting real property within 500 feet of the boundary of the Town of Westport, the boundary of any existing or proposed County or State park or other recreational area, the boundary of any existing or proposed County or State roadway, the boundary of any existing or proposed right-of-way for a stream or drainage channel owned by the County for which the County has established channel lines, the boundary of any existing or proposed County or State-owned land on which a public building or institution is situated, or the boundary of a farm operation within an agricultural district as defined in Article 25AA of the Agriculture and Markets Law, pursuant to General Municipal Law, Article 12-B, Sections 239-l and 239-m, as amended.
- b. No action shall be taken on applications referred to the County Planning Board until its recommendation has been received, or 30 days have elapsed after its receipt of the complete application, unless the County and Town agree to an extension beyond the 30-day requirement for the County Planning Board's review.
- c. County Disapproval. A majority-plus-one vote of the Planning Board shall be required to grant any Special Permit which receives a recommendation of disapproval from the County Planning Board because of the referral process specified above, along with a resolution setting forth the reasons for such contrary action.

5.037 Notice and Hearing

- a. If an agricultural data statement has been submitted, the Secretary of the Planning Board shall, upon receipt of the application, mail written notice of the Special Permit application to the owners of land as identified by the applicant in the agricultural data statement. Such notice shall include a description of the proposed project and its location. The cost of mailing the notice shall be borne by the applicant.
- b. The Planning Board shall hold a public hearing on a complete Special Permit application within 31 days for a Minor Project and within 62 days for a Major Project. The applicant shall give public notice of such hearing by causing publication of a notice of such hearing in the official newspaper at least five days prior to the date thereof.

\* 5.038 Action

- a. The Planning Board shall grant, deny, or grant subject to conditions the application for a Special Permit within 62 days after the hearing for a Major Project and within 31 days for a Minor Project. Any decision on a Major Project shall contain written findings explaining the rationale for the decision in light of the standards contained in Section 5.042 of this Local Law.
- b. In permitting the development, undertaking, reconstruction, enlargement or substantial alteration of a use allowable by special permit, the Planning Board may impose any conditions which it considers necessary to protect the health, safety and welfare of the Town and its present and future citizens and the best interests of the surrounding property, the neighborhood or the Town as a whole. These conditions may include increasing dimensional or area requirements, specifying location, character and number of vehicle access points, requiring landscaping, planting and screening, requiring clustering of structures and uses in order to minimize the burden on public services and facilities, and requiring action by the applicant, including the posting of performance bonds and furnishing of guarantees to insure the completion of the project in accordance with the terms and conditions applicable thereto.

5.039 Expiration, Change of Use, Revocation, and Enforcement

- a. A Special Permit shall expire if the Special Permit use or uses cease for more than 24 consecutive months for any reason, if the applicant fails to obtain the necessary Project Permit or fails to comply with the conditions of the Special Permit within 18 months of its issuance, or if its time limit expires without renewal.
- b. A Special Permit shall apply to the use for which it has been granted, as well as to any subsequent use of the property which complies with all terms and conditions of the Special Permit (as determined by the Zoning Inspector in issuing a Certificate of Compliance) and which does not involve any new construction, enlargement, exterior alteration of existing structures, or changed use of outdoor areas. Any other change to a use allowed by Special Permit shall require the granting of a new Special Permit or a Special Permit amendment.
- c. A Special Permit may be revoked by the Planning Board if the permittee violates the conditions of the Special Permit or engages in any construction or alteration not authorized by the Special Permit.
- d. Any violation of the conditions of a Special Permit shall be deemed a violation of this Local Law, and shall be subject to enforcement action as provided herein.

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Chairman Maron - I guess lighting should be in, not especially bright, eliminate areas off the property. So we have a motion to approve the project and I guess we'll add the condition of lighting -

Ms. Murphy - Also, I'll need to come back when I have my sign.

Chairman Maron - That really isn't a condition of the permit,

Mr. Hainer - You just have to comply with the sign ordinance.

Ms. Murphy - Ok, that's separate. Parking you just want me to do my best to provide as much on-site parking that I can on the lot. I think I'm going to have five, on-street, two in the back.

Mr. Hainer - Most of it's not going to be overnight parking.

Ms. Murphy - No, it's not.

Ms. Fitzgerald - In and out.

Ms. Murphy - Yes.

Mr. Hainer - During the day.

Mr. White - Requirement is only about two-and-a-half spaces for that building, I don't think it has to be a condition, it's already included in the zoning.

Mr. Hainer - Right.

Mr. Anson - I wouldn't think so.

Chairman Maron - Is there any more discussion on the motion? Ok, all in favor, carried.

Ms. Murphy - Thank you.

Ms. Fitzgerald - Now, you're going to write this up, Chris, and pass around an e-mail before you put it into law or whatever, how you going to work that?

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Chairman Maron - I'll ask George.

Mr. Hainer - That's what Bill did.

Chairman Maron - Ok.

Ms. Fitzgerald - Ok, so that we know the wording.

Chairman Maron - Next thing on the Agenda, is "**Discussion regarding vacancies on Planning Board**".

We have two vacancies. I was at the Town Board Meeting a week ago Tuesday and they asked me about this.

Secretary's Note: Due to the fact that this was a discussion regarding personalities, the outcome will be the only discussion that is entered in the Minutes.

On a motion by the Planning Board to recommend Dave Recahn to the Town Board, to be appointed to fill one vacancy as an Alternate to the Planning Board by Ms. Fitzgerald.

Second, Ms. Fairbanks. No discussion. Carried.

There was one other application and Chairman Maron will check with them to see if they are still interested for the other vacancy and there may be a conflict of interest.

Also, we will re-advertise for the vacancy, in case the other applicant cannot fulfill the duties.

Chairman Maron - Planning Board Meeting Dates for 2015, any questions or comments on those?

None voiced.

Mr. White - I move we adjourn.

Ms. Fitzgerald - Second.

Chairman Maron - All in favor, carried, meeting adjourned 7:37 P. M.

Respectfully submitted,

Barbara A. Breyette  
Secretary

The "Notice of Public Hearing" is attached to the Minutes.

COPY

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PLANNING BOARD  
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**NOTICE  
PUBLIC HEARING  
TOWN OF WESTPORT PLANNING BOARD**

The Town of Westport Planning Board will conduct a Public Hearing, Wednesday December 17, at 7:00 P. M. at the Town Hall, 22 Champlain Avenue, Westport NY, to consider the following:

- **Murphy, Lauren - Tax Map No. 57.55-1-21.000 -**  
Applicant is applying to convert a former Single-family residence to Business Use with four (4) offices, gallery, antique and craft shop on two floors.

Chris Maron  
Chairman  
Town of Westport  
Planning Board  
Dated: November 20, 2014

Christopher Maron, Chairman -- Alan Hipps, Vice Chairman  
Barbara Ereyette, Secretary  
Dwight Anson-Evelyn Erant-Cynthia Fairbanks-MaryLou Fitzgerald  
Donald K. White