

**Planning Board Minutes – Notes
January 12, 2023**

Attendance: Arthur Rosenstein, Paul Lucyk, Gary Tavormina, Iv Newmark, Michael Kirtack, Bucky Loucks, Cody Vegliante, Hayden Carnell, Helen Budrock, Mollie Messenger Via Zoom: Kenneth Ellsworth, Dylan Harris

The meeting did not record, these notes will supplement as the minutes for this meeting.

Public Hearing –

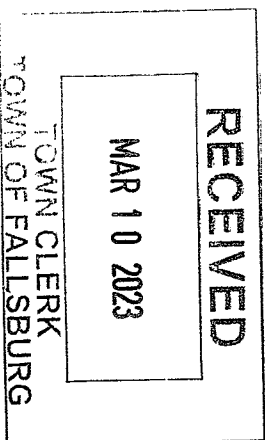
Orchards – Mike Rielly, Joel Kohn and Ivan Kalter presenting

- Need affidavit of service to owners.
- Mary Adams spoke and was concerned about resources. Resources are private. Mary asked what happens when the private operator leaves. Public hearing was closed.

New business –

MEP wholesalers- Joel Kohn

- 10,000 SF retail and storage mechanical, electric and plumbing retail.
- Parking needs to come out of the set back
- Clearing in the buffer?
- getting topography for next meeting
- driveway access for large trucks- need to look for bigger truck access
- Site distance needed.
- loading and unloading areas | truck turn around
- erosion control
- lighting/signage needed
- garbage location? Pallets
- need elevations
- Public hearing for February
- new map needed for 239 review
- motion for lead agency



Akera – Mike Rielly and Arthur

- Helen on board
- Public hearing for February
- copy to Fire Department
- 239 review needed after public hearing

Old Business-

Zimmerman Road- Glenn Smith, Eli Brezel

- 43 townhouses/
- Old Sabinsky house location
- Public hearing was held May 2022
- Asking for 53 units now - 52+1
- new public hearing for February
- need clearing assessment
- renderings needed - ARC review needed
- update EAF
- amend application
- sidewalk on Zimmerman Road side-explore - Town Board
- water extension needs to be formalized
- Ken to check on low pressure in Loch Shelldrake

Orchards- Mike Rielly

- Helen's memo - pre-existing non- conforming use of a manufactured home park
- Go to ZBA
- Planning Board issued a denial
- Road and turn around by well house needs to be removed out of the buffer unless they ask for a variance

Getaway House – Matt Tucker, Scott Levitt

- EAF part 2 and 3 Completed Negative Dec
- Site specific conditions needed on the site plan
- SWPPP Approval needed
- Entrance sign need to see rendering
- site location sign @ kiosk needed
- site plan and special permit approval pending engineer review
- DEC & DOH Approvals needed
- Army Corp review needed of wetlands site plan and special permit approved pending engineer review
- Paul Lucyk motion, Michael Kirtack 2nd motion approved