

**Regular Meeting
September 10, 2020**

Present:

Andrew Viola, Solicitor, Donald Asay, Mayor, Kasey Carmer, Zoning Officer, Andrew Buzby, David Cadwallader, William DeCinque, John Sakewicz, Rita Shade, Richard Eber, Jessica Winkers, Michael Colletti, Cory Gaskill, Engineer and Donald Richman

Absent:

Luke Patrick, Michael Sullivan, Planner, Carl Gaskill, Engineer, Nicholas Culver

This meeting is being held virtually through GoTo Meeting due to the Covid-19 pandemic social distancing requirements.

The meeting was called to order at 7:08 PM by Rebecca Gower Ferguson, Secretary.

The Sunshine Law Statement was read.

The Pledge of Allegiance to the Flag of the United States of America was recited.

Roll Call was taken to justify that there was a quorum in attendance.

The secretary of the planning board has given adequate notice of the meeting.

Block 64, Lot 11

98 Old Kings Highway

Tang Friendly Properties

Completeness Hearing

The engineer, Greg Simonds presented the application of development of two storage buildings and a new greenhouse. Corey Gaskill reviewed his Completeness letter. The revise site plan, dated August 13, was presented.

The applicant's engineer, Greg Simonds was sworn in and qualified as an expert. Mr. Simonds described where the storage buildings are located on the maps. He reviewed page one of three as existing conditions after May 31, 2017.

Mr. Asay questioned the building to the right of the existing building as an expanded footprint of the original building. The construction official has cited the applicant.

There was discussion about new construction and the center building that was expanded. This building is altered and expanded the applicant is asking that this be considered as part of the existing building. The zoning officer said the other building that has expanded is behind the main house.

Mr. Asay asked if all of the building should reflect all variances that will be addressed on the scope of the site plan that are necessary for the site plan and the pre-existing information. A base map is needed to know what the approvals are being requested and given.

The requests being made are identified on page 2. The applicant's attorney stated that if needed, more details can be added to the information prior to May 31, 2017.

The Planning Board solicitor agreed and said that it was necessary to see what it's listed previously to see what has been done and what request need to be granted.

There was a question if the application is intended to reflect retroactive relief.

The applicant's attorney stated that he understands that the board would like more detailed information. He recused himself because he has a County Meeting that he needed to attend. (7:45 pm)

Mr. Asay asked if the board could request pictures of the agricultural interiors of the buildings. The Planning Board solicitor said that this would need to be addressed during the application.

Mr. Gaskill reviewed his letters. There was discussion regarding the other buildings and the current buildings are provided. The applicant asked if the board wants to see a comparison to what was there previously. It was suggested that they reach out to the tax assessor. Mr. Asay stated that he would like to see page two show what was there previously and then have the growth of each building indicated as well as what variances are needed and the expansion of the buildings.

Mr. Eber asked if the permits had been satisfied. The Zoning Officer stated that they had not.

It was discussed that they would need to be approvals for non-conforming items on the application and then present a new application. The solicitor for the Planning Board stated that it could be requested all at the same time. The board could set up a series of conditions. Rita Shade suggested that the corrections be made upfront. The board solicitor stated that there are municipal court actions pending. The zoning officer stated that state construction signs based on the Planning Board approvals are pending this is been well over a year and that there had been some difficulties with communication, including a language barrier, to help items come into compliance.

Gregory Simonds also reminded the board that there were issues with the federal shut down and he did state that there is a daughter on the LLC who speaks English and may be able to assist.

Corey Gaskill continued reviewing his letter. Mr. Asay asked that the septic and cesspools be labeled on the map. There was a request from the board for floor plans to the board planner for the buildings. Mr. Simmons said that he would add these items for completeness.

There was a question regarding a driveway into the wetlands, which was not included. The board will have to decide if an environmental impact statement would be needed or request a waiver. The applicants engineer was unsure what the agriculture all use for the property is currently.

The Planning Board solicitor asked Mr. Gaskill if the variances included in his latter included retroactive variances. Mr. Gaskill said that it did.

Based on this information it was decided that the application should be deemed incomplete and be carried to the next meeting. Jessica Lynne Winkers made the motion and Mr. DeCinque were seconded the motion all in favor.

Zoning Officer Report

Kasey Carmer gave an update.

Miscellaneous Business

The meeting was opened to the public at this time.

The meeting was closed to the public at this time.

The meeting was adjourned at 8:31 pm.

Respectfully Submitted,

Rebecca Gower Ferguson
Planning Board Secretary