



## **Set Public Hearing**

### **Wang, James, 14 Roy Ln, Special Use Permit SBL#95.12-3-72, in R1/2 zone.**

The applicant would like a special use permit to add an accessory apartment in his home. The apartment will be approximately 600sf.

After last meeting Mr. Wang was asked to come back with plans that were drawn to scale.

Mr. Wang was present for the meeting.

Lou DuBois, the applicant's representative, was present for the meeting.

New plans were drawn up by Mr. DuBois.

Dave B: I reviewed these plans with Lou the other day and they satisfy me.

Lou: When I do plans, first and foremost is safety. The tenant has four ways of egress, should there be an emergency.

Carl: Is this partially underground?

Lou: Yes.

Scott: The utility room is not being considered part of this overall calculated square footage of 608sf.

Dave P: I think the whole area here, if you do not count the garage, the only thing that would be subtracted out would be the utility room in this case.

Lou: And the stairwell.

Dave P: But I think the stairwell would not put you over anyway.

Dave B: It occurred to me that the garage may be calculated toward the tenants use, but it really does not have to be because the tenant does not have to have the car on the inside, there is parking outside. This is part of the house already, it is a house with a two car garage.

Bill: Does this utility room have the potential of being a second bedroom?

Dave B: No it could not be. There is a furnace and a water heater in there.

Lou: If the owner needs to access the utility room he will need to go outside and gain access through the tenant's apartment.

Scott: I do think that the utility room should have some sort of lock on it, for the owners use only. This may not be the spirit of what we hoped accessory apartments would be but it does match the code.

The Board reviewed newly submitted plans dated 1/21/15 and discussed square footage.

Carl: Is this a three bedroom house?

Dave: Yes. Board of Health is not necessary, it is in the water and sewer district.

The Board had no additional comments.

The Board reviewed the short Environmental Form, and Scott read the resolution to set public hearing and declare negative declaration. (See attached.)

A **Motion** to accept this resolution was made by Carl DiLorenzo, seconded by Dave Plavchak. All ayes.

The public hearing is set for February 26, 2014.

Larry had a question about the square footage calculations.

Lou D: I will take a look and re-calculate.

### **DeGroodt, Patricia, 11 Ose Rd, Two Family SBL#87.2-7-13, in R1/2 zone.**

The applicant would be requesting a special use permit to convert her father's former place of business (DeGroot Electric and HVAC) into two 1 bedroom apartments creating a two family residence. The applicant will reside in one apartment and rent the other one.

Lou DuBois, the applicant's representative was present for the meeting.

This application had been reviewed by the Board at last meeting and there were no additional concerns.

The Board reviewed the short Environmental Form, and Scott read the resolution to set public hearing and declare negative declaration. (See attached.)

A **Motion** to accept this resolution was made by Carl DiLorenzo, seconded by Lawrence Hammond. All ayes. The public hearing is set for February 26, 2014.

**Sorbello, Sal, 612 N Chodikee Lake Rd, SBL# 79.4-2-11, in R1 zone.**

Mr. Sorbello was present for the meeting. He did not have the appropriate plans for his accessory apartment request so he will be back next month.

**Sign Approval**

**Sign Approval for 33 Main Street**

The applicant, Chris Isolano, would like sign approval for his business in Town. He would like a 30" H x 36" W, 7.5sf per side, sign for his Main Street Market business. He informed the Board that he would like to put a small deli at this location with the hopes of expanding in the future.

The Board reviewed the sign and told the applicant that it was a very nice sign and a great look.

A **Motion** to approve the sign for the Main Street Market was made by Scott Saso, seconded by William Ogden. All ayes.

**Set Public Hearing**

**Colgan, Christina & Thomas, 8 Sara Ln. SUP SBL#95.2-3-15.131 in R1 zone.**

The applicant is requesting a special use permit to add an accessory apartment over their existing garage for their parents use. The total area of the apartment will be 420 sf. Board of Health approval is required.

Mrs. Colgan, the applicant, left the meeting earlier.

The Board reviewed this application at previous meetings and had no additional concerns. The Board commented that this proposal for an accessory is small but very nice.

The Board reviewed the short Environmental Form, and Scott read the resolution to set public hearing and declare negative declaration. (See attached.)

A **Motion** to accept this resolution was made by William Ogden, seconded by Brad Scott. All ayes. The public hearing is set for February 26, 2014.

**Administrative Business**

***Minutes to Approve:***

A **Motion** to approve the minutes from the November 20, 2014 Workshop was made by Dave Plavchak, seconded by William Ogden. All ayes.

A **Motion** to approve the minutes from the December 4, 2014 Meeting was made by Dave Plavchak, seconded by Carl DiLorenzo. 7 Ayes, 0 Nays, 1 Abstained

***Discussion on LED signs:***

The Town Board, at last night's Town Board Meeting, moved to set a public hearing on a local law declaring a moratorium on lighted signs and digitally lighted signs and that will occur in February, while the Town continues to review and hopefully adopt new sign code language. Many Board members agreed that this is the future technology of signage.

Dave P: Is there any zone where you do not want LED signs?

Bill: LED signage needs to be written out to follow the same laws as other signs.

The Planning Board will review the drafted sign code updates and send their comments on signage to Dave Barton. (See attached)

***Other Administrative Concerns***

Larry: Troy has illegal cars up there; it is a violation of the site plan.

Dave: We will go up and take a look.

Carl: Billboards. Electronic display of façade shall not occur less than twenty seconds between changes; we are going to allow LED signs on billboards in the Town?

Peter: Do we allow new billboards?

Dave: Currently we do not allow new billboards; this law is going to change that. There are about 50 billboards in the Town.

Carl: I am not in favor of the billboards.

The drafted code is attached; the Board will review and research and send comments to Dave B.

Dave P will not be in attendance for the February 26, 2015 Planning Board meeting and is not sure about the workshop meeting on the 19<sup>th</sup>.

A **Motion** to adjourn was made by Scott Saso, seconded by Dave Plavchak. All ayes. 7:57pm