

**TOWN OF CASTLETON  
DEVELOPMENT REVIEW BOARD MEETING  
MINUTES OF AUGUST 4, 2015  
TOWN OFFICES**

**MEMBERS PRESENT:** G. Pritchard R. Day, J. Hale, G. Chader

**MEMBERS ABSENT:** J.Mark

**OTHERS PRESENT:** J. Biasuzzi, Zoning Administrator

The meeting was called to order at 7:00 pm by Chairman, G. Pritchard  
All parties for applicant were sworn in by G. Pritchard

**NEW BUSINESS**

**APPLICANT: FIELD, FREDRICK & SUSAN, (dba Lakehouse Pub & Grill) 3569 RT 30 N, Castleton-  
REQUEST TO INCREASE RESTAURANT SEATING CAPACITY.**

**J. Biasuzzi introduced G. Kupferer and G. Vreeland, representing Mrs. Fields and Mr. & Mrs. Steele, respectively.**

Mr. Kupferer stated that his client was asking the Board to authorize an increase in seating from 68 to 106. This number was reached by taking the number of parking spaces 32 X 3 persons per vehicle and adding 10 walk in customers per day. Mrs. Fields noted that she had averaged walk ins to about 10 day, some days it was less and some days it was more. Mr. Kupferer noted that Zoning Ordinance 602 states 1 parking spot per 3 persons (seated and taverns standee capacity) for restaurants. They are not asking to have the parking increased just the seating capacity.

Mr. Vreeland questioned his client regarding the delivery of supplies to the restaurant.

Mrs. Steele noted that they have been blocked in by delivery trucks in the past. He also referenced Article VI, Sec. 601, D & G and Sect. 704.

Each Attorney questioned their client and the opposing client. They also presented the Board with pictures and maps of the area.

**MOTION:** C. Chader made a motion to close the hearing. Seconded by J. Hale. All in favor.  
Motion Carried.

**APPLICANT: SMITH, JOEL, 78 CRYSTAL MEADOWS, REQUEST TO CONSTRUCT AN 18 X 34 GARAGE ON A PRE-EXISTING NON-CONFORMING LOT.**

J. Biasuzzi stated that the request conforms to the R40 Zone. He does not have 1 acre of land. He has a 28 X 40 small ranch and wants to build a garage. It does conform to all the setbacks.

J. Hale asked if this is considered an accessory building.

J. Smith replied yes, it was not attached.

J. Biasuzzi stated that it is within the 10 – 15% coverage rule, it comes to 11.7% coverage. J. Hale stated that the application needs to be amended to reflect the correct coverage of 11.7%.

**MOTION:** G. Chader made a motion to close the hearing. Seconded by J. Hale. All in favor. Motion Carried.

**APPLICANT: SMITH, HOWARD, (dba MORRILL HOUSE, LLC), 69 RAINBOWS END, REQUEST TO CONVERT SINGLE FAMILY RESIDENCE INTO MULTI-FAMILY RESIDENCE.**

H. Smith addressed the Board explaining the building has 9/10 bedrooms and is equipped with a sprinkler system and pull down fire alarm. It is on a private road.

There is an existing permit to build a 20 x 24 addition which he is not going to act on. There is also more than enough space to accommodate the residents. He is not changing the blue print of the residence.

J. Hale noted that it is a change of use on a non-conforming lot.

J. Biasuzzi noted that a site review was required. The site review was set for 8/5/15 at 4:45 at the property.

**MOTION:** J. Hale made a motion to continue the hearing at the site. Seconded by G. Chader. All in favor. Motion Carried.

**OTHER BUSINESS**

**APPLICANT; ERIC HERNANDEZ, RTE 4A, JAMES AMERY, (AGENT) REQUEST FOR CONDITIONAL USE PERMIT FOR TRUCK REPAIR/TOWING SALES. (INTERESTED PARTIES SHOULD BE IN ATTENDANCE BY 8:00PM)**

J. Biasuzzi stated that this was a continuation. He was informed that the McMahon's had a meeting at J. Burke's office and a set of conditions were agreed upon if a permit is granted. He noted that these conditions were considered new testimony.

The list of conditions were given to the Board.

G. Pritchard asked if both parties had agreed to these conditions. Mrs. McMahon replied “yes”.

G. Pritchard asked Mr. Biasuzzi asked if Mr. Amery knew about this meeting. Mr. Biasuzzi stated that yes, he did receive notice and that the meeting was at his attorney’s office.

G. Pritchard would like to know that Mr. Amery agrees with the conditions presented to the Board.

**MOTION:** G. Chader made a motion to close the hearing. Seconded by J. Hale. All in favor. Motion Carried.

**APPLICANT: WHITE, JEANNE, 1628 W. CASTLETON RD., CASTLETON- REQUET TO ENLARGE A NON-CONFORMING USE ON A NON-CONFORMING LOT.**

J. Biasuzzi requested a continuance regarding this deck issue on Glen Lake when the whole Board would be present.

**MOTION:** J. Hale made a motion to continue this hearing. Seconded by G. Chader. All in favor. Motion Carried.

**PRE-APPLICATION REVIEW- ACCESSORY BUILDING ON A NON-CONFORMING LOT**

J. Biasuzzi stated this was a request for a pre-application.

J. Ellis presented to the Board his intentions to purchase “Luxury Homes”. There is no change of use for this purchase. He has been informed by a couple people that he did not need a permit for this property.

G. Pritchard stated that he would recommend his applying for a permit so that he would have a permit if he was to run into any problems in the future.

**M. GARDINA- POSITIONING OF GARAGE**

J. Biasuzzi stated that it is a double lot, R40 zone, it needs a 50 ft. setback from both streets. It is now on two tax maps.

G. Pritchard stated that the property needs to be on one tax map.

**MOTION:** G. Chader made a motion to close the hearing. Seconded by J. Hale. All in favor. Motion Carried.

J. Biasuzzi informed the Board that Mr. West did complete his application by adding the height of the building will be 21 feet.

J. Biasuzzi noted that he sent Mr. Doran a letter asking him to supply the Board with the setback measurements so they could make a decision, as to date he has not returned the letter.

**Minutes for Approval - July 21, 2015**

**MOTION:** G. Chader made a motion to approve the minutes of the July 21, 2015 meeting. Seconded by J. Hale. All in favor. Motion Carried.

**DELIBERATIVE SESSION**

**MOTION:** G. Chader made a motion to enter into Deliberative Session at 9:30pm. Seconded by J. Hale. All in favor. Motion Carried.

**MOTION:** G. Chader made a motion to come out of Deliberative Session at 10:00pm. Seconded by J. Hale. All in favor. Motion Carried.

**ADJOURN**

**MOTION:** B. Day made a motion to adjourn the meeting. Seconded by J. Hale. All in favor. Motion Carried.

Respectfully submitted

Valerie Waldron

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Date of Approval