

**TOWN OF CASTLETON
DEVELOPMENT REVIEW BOARD MEETING
MINUTES OF SEPTEMBER 15, 2015
TOWN OFFICES**

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

MEMBERS ABSENT: J. Mark, G. Pritchard

OTHERS PRESENT: J. Biasuzzi, Zoning Administrator

The meeting was called to order at 7:00pm by B. Day

All parties for applicant were sworn in by B. Day

NEW BUSINESS

APPLICANT: LONGTIN, BRUCE- 773 RTE 4A W, CASTLETON, REQUEST FOR POST CONSTRUCTION PERMIT ON A NON-CONFORMING LOT

J. Biasuzzi noted that the applicant converted a single family home to a home with 2 units total of 3 bedrooms. Applicant started construction without a permit. There was no encroachment of setbacks. It is a change of use permit. He has supplied all information on construction and future changes.

B. Longtin states he is looking to turn a single family residence into a 2 family residence with 2 bed room downstairs for his family and a one bedroom efficiency apartment upstairs.

J. Biasuzzi states it is a retroactive permit.

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

APPLICANT: SAMUELSON, JOHN & LINDA, (JARED ELLIS, AGENT) - 104 SHADY LANE, CASTLETON, -REQUEST TO EXPAND A NON-CONFORMING STRUCTURE AND A NON-CONFORMING LOT

J. Biasuzzi reports that this is a 1950's vintage cottage and due to setbacks lot is non-conforming. They would like to lift the building on piers and put in a full basement with the addition of a bulkhead.

B. Days asked if it meets all standards.

J. Biasuzzi answered yes, and they will not be finishing the basement.

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

OLD BUSINESS

APPLICANT: SAVAGE, KENNETH & CINDY, 248 CRAMTON RD, CASTLETON- REQUEST FOR NEW ACCESSORY BUILDING WITH DWELLING ON NON-CONFORMING LOT

J. Biasuzzi states that this case was continued from last meeting. K. Savage's Mom lost her house in a fire and they would like to build an 8 X 20 accessory building for her to live in. It will have a galley kitchen, small bathing area and a small living area. It will be connected by an open deck to the house, set backs are 50ft.

B. Day asked about lot coverage and setbacks.

J. Biasuzzi states that it is way under lot coverage.

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

APPLICANT- KNAPP, FRANCES, (MICHAEL GARDINA, AGENT) 29 W. CRYSTAL HAVEN, CASTLETON, REQUEST FOR NEW ACCESSORY BUILDING WITH DWELLING ON A NON-CONFORMING LOT & WAIVER OF REQUIRED SETBACKS

J. Biasuzzi states that M. Gardina is not present. He would like to build a 3 bay garage with an apartment upstairs. He might have attained a lawyer and needed to decrease size of the building in order to meet the setbacks.

MOTION: G. Chader made a motion to continue this hearing until the Oct. 6, 2015 meeting. Seconded by J. Hale. All in favor. Motion Carried.

OTHER BUSINESS/CORRESPONDENCE

APPLICANT: CASTLETON REALTY LLC, PROSPECT POINT RD- REVIEW OF POSSIBLE PERMIT CONDITIONS VIOLATION FOR THE INSTALLATION OF FIRE HYDRANT DEADLINE

J. Biasuzzi reports that the closing deadline was 9/16/15 or prior to the start of construction/land clearing in either subdivision.

B. Streicher (Phelps Engineering) did acknowledge that it was part of the conditions for the approval of the subdivision. The cost would be about \$15,000.00; Phelps Engineering does have a better product (dry hydrant) and a better design with direct lake intake. The owner's do not have that type of money at this time. The owner's would like to wait for the selling of a lot. Phelps Engineering have questioned the owners' in regards to proceeding with applying for state permits, but believe that there is a cash flow issue until a lot is sold.

J. Hale states that the dry hydrant would be established not only for new development but for whole community.

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J. Biasuzzi noted that they have had a year and there is no movement, no permits applied for at all.

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

CONTINUATION OF AUGUST 4, 2015 MEETING:

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

J. Biasuzzi presented the Board with another letter of support from a neighbor. He stated that J. White will be available on the phone if needed. The issue is lot coverage, in 2006 the addition (796 sq. ft.) increased lot coverage to 34% and this addition will be adding 140sq ft. which total 936 sq. ft. and will increase lot coverage to 40%.

J. Hale noted that Sect. 709 did not exist back in 2006.

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

PARK STREET, R. NEWTON

J. Biasuzzi stated that R. Newton would like to add a dormer to his permit. The change is only structural. Can he make an amendment to his original permit?

APPROVE MINUTES FOR AUGUST 4, 2015.

MOTION: G. Chader made a motion to approve the minutes of Aug. 4, 2015. Second by J. Hale.
All in favor. Motion Carried.

MINUTES OF SEPT, 1, 2015 – POSTPONED UNTIL NEXT MEETING.

DELIBERATIVE SESSION

MOTION: G. Chader made a motion to enter into Deliberative Session at 8:00pm. Seconded by J. Hale. All in favor. Motion Carried.

MOTION: G. Chader made a motion to come out of Deliberative Session at 8:30pm.
Seconded by J. Hale. All in favor. Motion Carried

CONTINUATION:

MOTION: J. Hale made a motion to continue the Knapp hearing due to the applicant's lack of submission of data. Seconded by G. Chader. All in favor. Motion Carried.

PAGE 4 - DRB MEETING OF 9/15/15

MOTION: J. Hale made a motion to continue the J. White application due to a lack of quorum, postponed until the Oct. 6th, 2015 meeting. Seconded by G. Chader. All in favor. Motion Carried.

MOTION: J. Hale made a motion to re-open the E. Hernandez commercial building, 862 Rt 4A, permit #7803, Appeal 442 to allow the parties to explain the conditions of their agreement and to take further testimony before we make a final decision on Oct. 20,2015. Seconded by G. Chader. All in favor. Motion Carried.

ADJOURN:

MOTION: J. Hale made a motion to adjourn at 9:00pm. Seconded by G. Chader. All in favor. Motion Carried.

Respectfully submitted

V. Waldron
Recording Secretary

Date of Approval _____

DRAFT

MOTION: G. Chader made a motion to approve the minutes of the July 21, 2015 meeting. Seconded by J. Hale.

VOTE: All in favor. Motion Carried.

MOTION: G. Chader made a motion to enter into Deliberative Session at 9:30pm. Seconded by J. Hale.

VOTE: All in favor. Motion Carried.

J. Smith application- OK

H. Smith application- Site Review

LakeHouse – continued to the 8/18/15 meeting.

MOTION: G. Chader made a motion to come out of Deliberative Session at 10:00pm. Seconded by J. Hale.

VOTE: All in favor. Motion Carried.

DELIBERATIVE SESSION:

MOTION: B. Day made a motion to enter into Deliberative Session at 8:40pm .

Seconded by J. Hale

All in favor. Motion Carried.

Mr. West will be asked to put an exact height on his application for accessory building.

Mr. Mulholland will have a site review before decision made.

Ms. Hofman will have Mr. Howard make corrections for setbacks on the plan. 50 ft on both North- Beam Street and East- South St. and West. 30 ft on south side of property.

Mr. Doran- G. Pritchard would like to see if Mr. Doran can get his approval under 709 Sect. A2. The Board will need accurate setbacks from Mr. Doran.

MOTION: J. Hale made a motion to come out of deliberative session. Seconded by B. Day.

VOTE: All in favor. Motion Carried.

MINUTES FOR APPROVAL _ JUNE 2 & 16, 2015.

MOTION: B. Day made a motion to approve the minutes of June 2 & 16, 2015. Seconded by J. Hale.

VOTE: 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.