

The meeting was called to order by the Chairperson, Tim Korzun at 7:00 p.m. with a statement of compliance with the Open Public Meetings Act.

Roll Call

Mrs. Lawton called the roll as follows:

Present: Paul Cronce, Jackie Middleton (arrived at 8:17 pm), Paul Kuhl, Dave Morgan, Derek Roseman, Mayor DelVecchio, Tim Korzun. John Miller, Emily Goldman (arrived at 7:43 pm).

Absent: Ward Sanders

Also Present: Attorney Bill Shurts, Engineer Bob Clerico and Planner Linda Weber

APPROVAL OF MINUTES

Paul Kuhl made a motion to approve the March 2, 2010 meeting minutes as submitted. Dave Morgan seconded the motion. A unanimous roll call vote in favor of the motion was taken by all members present.

MOTION CARRIED.

Ayes: Paul Cronce, Paul Kuhl, Dave Morgan, Derek Roseman, Mayor DelVecchio & Tim Korzun, John Miller

Nay:

Abstained:

Recused:

INFORMAL

56 Douglas Street, Block 1064 Lot 1.01

The applicant, Juna Gue Pak and Gue Yol Pak, had a previous site plan approval from the City Planning Board. This approval was granted in 1988, however, the applicant never went forward with the project.

The resolution has since expired and therefore the applicant is seeking approval to reinstate the original approval.

The current dwelling serves as a single family home. The applicant is proposing to create an boarding home for the elderly and also use this as their primary residence.

There are no onsite changes or increases to the footprint. The only changes that are proposing to be made are to the interior of the existing structure.

There was discussion regarding whether the use is a permitted use or a conditional use. The applicant was advised to research this further and update the Board on her findings.

Mayor DelVecchio suggested that whether or not this is a permitted use, he would like to give the public an opportunity to voice their opinions. The applicant was in agreement.

No action was taken on this application.

COMPLETENESS – MINOR SUBDIVISION

Perry Road, Block 1099 Lot 5.01

Neal Solomon and Eric Repuerian were present at the meeting on behalf of the applicant, Independent Mortgage.

Mr. Solomon advised the Board members that his client is not pursuing the previous application by B&D Custom Builders. They are seeking to divide one lot into two lots and construct two single family dwellings.

The new application will proposes frontage on Perry Road for both homes.

Mr. Solomon stated that the applicant has spoken to several neighbors regarding the project.

There was discussion as to why the applicant is applying for a Minor Subdivision instead of a Major Subdivision. Mr. Clerico stated that if the Board determines that the application should be classified as a Major Subdivision, the checklist may need additional documents.

The Board would like to see a cul-de-sac incorporated in the project. Mr. Solomon stated that would be expensive for his client but that they are willing classify the application as a Major if they are not required to construct a Cul-De-Sac.

If the Board were to accept this application as a Minor Subdivision, as submitted, there would be no public notices required. However, it was suggested to the applicant that should the Board deem the application a Minor Subdivision, they should do a public notice.

The applicant stated in the application that they are requesting waivers, however, the application did not specify which waivers they are seeking. Mr. Clerico advised the applicant that he would require something in writing regarding the waiver request.

It was also suggested that the applicant meet with the Emergency Services to determine whether or not there is adequate room for emergency vehchiels to access the property.

A subcommittee was formed that consists of John Miller, Paul Cronce and Bob Clerico. This will assist the applicant is producing an alternate proposal prior to the meeting in May.

MOTION TO DEEM THE APPLICATION AS A MAJOR SUBDIVISION

Derek Roseman made a motion deem the application as a Major Subdivision. Paul Kuhl seconded the motion. A unanimous roll call vote in favor of the motion was taken by all members present.
MOTION CARRIED.

Ayes: P. Cronce, Emily Goldman, P. Kuhl, D. Morgan, J. Miller, D. Roseman, D. DelVecchio and T. Korzun.

Nay:

Abstained:

Recused:

MOTION TO DEEM THE APPLICATION COMPLETE:

Paul Cronce made a motion to deem the application incomplete, as submitted. Paul Kuhl seconded the motion. A unanimous roll call vote in favor of the motion was taken by all Members present.
MOTION CARRIED.

Ayes: P. Cronce, Emily Goldman, P. Kuhl, D. Morgan, J. Miller, D. Roseman, D. DelVecchio and T. Korzun.

Nay:

Abstained:

Recused:

The applicant will notice for a public hearing for the May 4, 2011 meeting. At this meeting the Board will determine whether the application is complete, based upon the submittals required, and then the public hearing will be heard.

PAYMENT OF BILLS

Paul Cronce made a motion to pay the bills on the bills when the funds become available. Derek Roseman seconded the motion. A unanimous voice vote of ayes was taken in favor of the motion by all members present.
MOTION CARRIED.

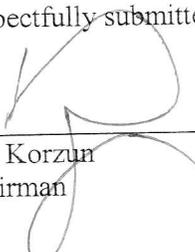
PUBLIC PARTICIPATION

None

ADJOURNMENT

Tim Korzun announced that the meeting had been adjourned at 8:25 pm.

Respectfully submitted,



Tim Korzun
Chairman



Crystal Lawton
Administrative Officer