

**REGULAR PLANNING BOARD MEETING
HELD JUNE 05, 2007**

Present: Sean Schumacher, Chairman
Vincent DelGatto, Jr.
Judy Robinson
Daniel Cianfoni
Michael Chase

Absent: None

Others attending: Larry and Robin Pauly

Recording: Rita J. Gurewitch, Deputy Clerk/Treasurer

Chairman Schumacher called the meeting to order at 7:00pm. The minutes from the May 01, 2007 were reviewed. A motion was made by Vincent DelGatto, Jr., seconded by Judy Robinson, to accept the minutes as written. Unanimously carried.

TIMBER CREEK TAVERN – 17 SOUTH MAIN STREET

Larry and Robin Pauly, owners of the Timber Creek Tavern at 17 South Main Street presented an application to put a deck with a roof to the rear of their building. They will be using the same space as an existing concrete pad that is there now. The side setbacks do not comply with current zoning. After reviewing the plans, Chairman Schumacher stated that Section 100-45 *Expansion of nonconforming uses and/or structures* is applicable. It states *A nonconforming use and/or structure shall not be expanded except in conformance with the procedures and regulations specified in this section.* Also stated in this section is that *The expansion of a nonconforming use or structure hereunder shall be subject to approval by the Village Board, and each case shall be considered on an individual basis.* The Village Board would conduct a public hearing. Chairman Schumacher asked the clerk to check with Code Enforcement Officer Steve DeHond if this application is a Zoning Board of Appeals decision or a Village Board decision.

The Planning Board discussed Mr. & Mrs. Pauly's plans for the area behind the Timber Creek Tavern and decided this addition would be a positive improvement to the area. A motion was made by Vincent DelGatto, Jr., seconded by Daniel Cianfoni, that the Planning Board send a positive recommendation to the Village Board to allow for this project.

STEPHANIE MAN – 129 STATE STREET

Ms. Stephanie Man presented an application to have a home business located in a building on her property at 129 State Street at last months meeting. The business is to design, install and maintain in-ground sprinkler systems. This business is not a permitted

use in a residential zone. The application was denied and it is to be presented to the Zoning Board of Appeals tomorrow evening.

A motion was made by Vincent DelGatto, Jr., that a negative recommendation be given to the ZBA for a use variance, based on this business is not a permitted home occupation in a residential zone and has over one employee (Section 100-58), seconded by Judy Robinson, voted on and unanimously carried.

JOHN BARRY – 72 UNIT APARTMENT COMPLEX – STATE STREET

Mr. Barry will be attending the Zoning Board of Appeals hearing tomorrow evening for an area variance.

A motion was made by Vincent DelGatto, Jr., seconded by Michael Chase that a positive recommendation be given to the Zoning Board of Appeals for an area variance for Mr. Barry, contingent upon public response. Voted on unanimously and carried. Chairman Schumacher stated that additional buffering might be required.

The Village Board appointed Michael Chase as Co-Chairman of the Planning Board, which Mr. Chase accepted.

The next Design Guideline meeting is June 13, 2007 in Manchester at 7:00 pm.

The next Planning Board meeting will be Tuesday, July 3, 2007 at 7:00 pm.

Michael Chase adjourned the meeting upon motion at 8:05pm.

Respectfully submitted,

Rita J. Gurewitch
Deputy Clerk/Treasurer