

SPR2016-09 (continued)

Chairman Niederpruem stated the Planning Board had tabled this item due to concerns about drainage as it affects the neighbor and pending approval from the adjacent Kiantone Pipeline.

Michael Pasquale stated he discussed the project with Kiantone Pipeline and they submitted a letter indicating they had no problem with the proposed drainage pond. He had no discussions with the adjacent property owner, but they are aware he is working there.

Code Enforcement Officer Jeffrey Schieber stated the property is zoned commercial and the use is allowable under that zoning. No variances are required and Mr. Pasquale is legally allowed to construct the building. Mr. Schieber noted the neighbor was in the Code Enforcement office inquiring about the project. They fully explained the drainage plan to him and it was acceptable. The drainage plan was reviewed and approved by the Engineering Department.

George Clifford neighbor asked that Mr. Pasquale consider that the neighbor's bedroom window is close to the property line and have vehicles use the other side of the property for access.

Mr. Pasquale responded the driveway will be on the other side of the property, so vehicles will not be driving by the adjacent house.

Mr. Sherman questioned if any signage is planned and if there will be green space to dress up the property.

Mr. Pasquale responded he did not anticipate any signage at this point, but will apply for a permit if he decides at a later date. The front 50' will be landscaped as indicated on the plan submitted.

Mr. Sherman referred to the recently approved metal building on Clinton Street where they had asked the applicant to dress up the outside of the building with stone to improve the appearance. He suggested Mr. Pasquale add some type of awning over the entrance door and add stone to the front of the building.

Mr. Pasquale responded he had no problem dressing up the building as he wants it to look nice and he will talk to the architect.

Mr. Rathmann questioned if anything will be stored in the gravel area.

Mr. Pasquale stated he had no plans to store anything at this point and the purpose of building is to keep everything inside.

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Mr. Schieber noted that outside storage is permitted inside the fenced area.

No comments were received from the public.

Motion by Mendola, seconded by Rathmann, to close the public hearing.

Ayes: All

Noes: None

Motion Carried

Motion by Sherman, seconded by Ciancio, to grant site plan approval for property located at 422 Indian Church Road for construction of a 32' x 68' pole barn, conditioned upon enhancing the building with an awning over the front entrance and 4' of stone or brick on the front of the building.

Ayes: All

Noes: None

Motion Carried

2016-A

A request for final approval of the proposed 48-lot Croglio Subdivision located at the end of Chancellor Lane.

Chairman Niederpruem stated the plans for Croglio Subdivision were just received this evening and have to be reviewed.

Motion by Mendola, seconded by Rathmann, to table this item.

Ayes: All

Noes: None

Motion Carried

ADJOURNMENT

Motion by Sherman, seconded by Ciancio, to adjourn the meeting at 7:30 P.M.

Ayes: All

Noes: None

Motion Carried

**JACQUELINE A FELSER
TOWN CLERK/PLANNING BOARD
SECRETARY**
