Planning Board Meeting

July 19, 2021

Board Members Present:

Chairman John Wilson

Member Michael D’Angelo

Member Charlie Woznick

Also Present:

Village Attorney Ashley Torre

Village Engineer Sean Peters

Bluestone – Attorney Brian Gibson

Vince Pietrzak – Pietrzak & Pfau

James Rugnetta – Pietrzak & Pfau

Barry Terrick – Pietrzak & Pfau

Barnwell – Crist Smiles

C & E – Emma Williams

Meeting was called to order by Chairman John Wilson at 6pm with the Pledge of Allegiance.

**Barnwell** – Application for a 15’ x 4’ x 1/4 “sign, no illumination. Cooper tire signs to be removed.

Ashely will refer to county and let applicant know. Michael D’Angelo motioned to draft resolution; Charlie Woznick seconded; motion carried. Follow up will be at next meeting on August 16, 2021.

**Bluestone** – Architect, Attorney and Engineer spoke. 3 Waivers were requested.

1st Waiver was for minimum area of 5 acres be waived as it is all part of the whole project. All agreed that the 1st waiver be allowed.

2nd Waiver was for maximum 15 units per acres, again all agreed that the 1st waiver be allowed as it is park of the whole project.

3rd Waiver for 30’ setback be waived, again all agreed that the 3rd waiver be allowed as it is part of the whole project.

Engineer Sean Hoffman’s notes mentioned consistence in Bulk Tables. Board was informed that it would be addressed in the next submission.

Michael D’Angelo motioned to declare Village of Maybrook lead agency, Charlie Woznick, seconded; motion carried

**C & E** – Application for Special Exception and Site Plan to convert to repair garage.

Ashley mentioned it’s a Segre Type 2 Action.

Engineer Sean Hoffman’s notes indicated that Owner Endorsement is needed.

Charlie Woznick motion for Segre 2, Michael D’Angelo seconded; all approved.

Engineer Sean Hoffman’s notes asked for the sale of vehicles be included in the application. He also mentions that more detail is needed of the site.

**Eichele –** Ms Eichele was not present and did not have a representative present.

Engineer Sean Hoffman’s notes indicated that he would like something from an Architect or Engineer about the size of the residence as well as size of accessory structure.

Michael D’Angelo motioned to adjourn the meeting at 6:40 pm, Charlie Woznick seconded; motion carried.