

Planning Board meeting 4-14-25

Meeting called to order at 7 p.m.

Quorum Present:

Barbara Olsen Pascale, Chairperson
John Avenia
Mark Barbato
Kyle McGraw

New Board member

Board Chairperson Pascale introduced Michael Toth, who will be filling the vacancy on the Planning Board, if he is approved by the Town Board.

Site plan approval

Property address: 64 Ridge Road
Applicant: Benjamin and Emily Berk via ZOOM
Tax ID number: 116-2-3.3

The board had asked the homeowner at the last meeting to submit an environmental analysis report, which was accepted by the board without questions.

Before the vote, there was considerable discussion about whether more information about the proposed solar panels for the roof should have been included in the original renderings submitted to the board. Board Member Avenia said the board needed more information about the panels, such as how many there would be and where they would be placed. He said he could not approve a project he hadn't seen.

The homeowner, Ben Berk, who attended remotely, said he had followed regulations to a T, and had repeatedly asked whether the board needed more details about the project. He said he planned to submit the plans to the building inspector, but first needed to get site plan approval from the Planning Board. He said the board's purview is to decide whether the project affects the environmental and scenic character of the ridge line, and if the board wanted to extend its purview beyond that he would contact a lawyer. He said the panels would barely be seen from the road, and because the panels were black, like the roof, they would not change the aesthetics of the project.

Board chairperson Pascale said the board's sole decision was whether the addition of the solar panels would change the visual impact of the roof and she did not see a problem with them. Board member McGraw said that "this was not exactly as shown" on the site plan, but that the issue was minor enough that the board could consider the entire character of the plan and acknowledge that this is not visually a problem. Board member Barbato said Board Member Avenia had a point, but he did not have an issue with voting to approve the plan.

Chairperson Pascale motioned to approve the plan with a note to the town building inspector that the board might take the issue up again if additional review is necessary. The motion was seconded by Board Member McGraw. Board member Avenia said he was voting yes, despite misgivings, because he did not want to stand in the way of the project. But he said the board was setting a dangerous precedent by approving an incomplete plan.

Approved 4-0 (Pascale, Avenia, McGraw and Barbato voted yes)

Lot Line adjustment

Property address: 10344 SR 22 and 66 Willowbrook Lane

Applicant: Corrigan Family Farm LLC, Corrigan Family Trust

Tax ID number: 116-1-38 (Corrigan Family Farm) 126-2-13.8 (Corrigan Family Trust)

Applicants Corrigan sought an internal transfer of 22.4 acres to be conveyed from an existing 117.14 acre parcel, to be merged into an existing lot also controlled by the applicants under a separate ownership structure. Board member McGraw motioned to approve the request and it was seconded by Chairperson Pascale.

Approved 4-0 (Pascale, Avenia, McGraw and Barbato voted yes)

The meeting was adjourned at 7:42 p.m