

PRESENT: Paul Jusko, Chairman
J. David Early
Tom Edington
David Stringfellow
Zintars Zadins
Margaret Andrzejewski, Alternate
Michael Pohl, alternate

EXCUSED: Patricia Hacker
Kevin Maxwell

ALSO Code Enforcement Officer Dennis Kramer
PRESENT:

Chairman Jusko called the meeting to order at 7:30 P.M.

MINUTES

Chairman Jusko asked if there were any additions or corrections to the minutes of September 12, 2000. Being none, Mr. Edington made a motion to accept the minutes, second by Mr. Early. All were in favor.

CORRESPONDENCE

Mr. Zadins read the following correspondence:

- Letter of September 15, 2000, to Town Board, recommending renewal of Richard Brox contract
- Letter received from Town Board referring Connecticut Street Housing site plans review

CONNECTICUT STREET HOUSING

Chairman Jusko read the highlights of the Public Hearing, held by Zoning Board of Appeals on September 7, 2000. Code Enforcement Officer Kramer displayed site plans that were received in his office. He explained that there is a mortgage commitment with HUD, and a proposed closing schedule of October 12th or 13th. Mr. Kramer said he did not feel it was necessary for a representative from Connecticut Street Housing to be in attendance this evening, that he will attempt to answer any questions this Board may have.

He said that the building is very similar to the building on Boston State Road in Patchin. It is intended to be a six bedroom home for six clients. He explained that their clients do not drive so there is no need for a garage. A storage shed will be on the property for outdoor maintenance equipment.

Mr. Kramer said that the lot is relatively shallow in depth.

Chairman Jusko asked if there is any possibility of adding more clients, by doubling up in the rooms. Mr. Kramer said the room size wouldn't accommodate more than one person, as the bedrooms are only 10 feet by 12 feet.

Mr. Kramer described the floor plans, and the bedroom layout.

Mr. Early asked if there is a basement.

Connecticut Street Housing, con't

Mr. Kramer said that there is a partial basement on the eastside of the building, for a mechanical room, and the rest is slab on grade; he added that it is a single floor plan.

Mr. Kramer said that the proposed building on Mill Street is not as large as the building on Boston State Road, with a little over 2000 square feet.

Mr. Kramer said he had met with Town Engineer Robert Harris regarding the drainage on this site. Mr. Kramer said he had requested from the architect that the elevation of the first floor be 16 inches above the center of the road. Mr. Long, the architect said they were proposing 12 inches above the center of the road. Mr. Kramer said that this height would not be critical.

Mr. Kramer said that he also told Mr. Long that all drainage should be brought forward to the road and not to the sides of the property. Mr. Long agreed to raise the property so the water will run to an open culvert in the front of the property.

Mr. Zadins asked about lighting. Mr. Kramer said that it would be residential lighting, there would be no high light standards.

Mr. Jusko asked about handicapped parking. Mr. Kramer said he would think so, but this building request is for a single family dwelling, and any individual building a single-family dwelling, it would not be required. But with the clientele on premises, he believes that handicapped parking would be logical as they do have a dedicated handicapped entrance.

Mr. Edington said that this is in a residential area, the lighting should be checked into. The type of lighting and if the lights will be on all night for security reasons.

Mr. Early asked if there were any neighbors present at the Public Hearing. Mr. Kramer said that there was one, and there were several neighbors at the on site presentation given by Connecticut Street Housing Corp, People, Inc.; and William Long Assoc., and there were no complaints from the neighbors.

Chairman Jusko asked if there were any other questions. Being none, Chairman Jusko asked for a motion. Mr. Early made a motion to recommend approval subject to the drainage being elevated in the northwest corner of the property so the water runs southerly to the road; and the exterior lighting be comparable to residential lighting. Mr. Stringfellow seconded the motion. All were in favor.

MASTER PLAN UPDATE

The Master Plan Steering Committee met on September 19, 2000. This was just an informative meeting and things should be progressing from this time forward. Mr. Maxwell and Mr. Jusko represent the Planning Board. The next meeting is scheduled for October 25, 2000

CODE ENFORCEMENT OFFICER KRAMER

Mr. Kramer said that he has not received any paperwork, but has received calls that the new owners of Charlaps Dairy are proposing to extend the front of the garage area, that would extend out front of the store. If this is true, it would ultimately come before this Board.

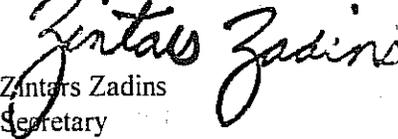
Chairman Jusko said that this might be this Board's opportunity to correct a very bad parking situation.

Mr. Zadins asked if business would continue as normal. Mr. Kramer said there is no processing on premises, only retail sales.

Chairman Jusko asked if there was any other business to be brought before this Board.

Being none, Mr. Stringfellow made a motion to adjourn the meeting. Second by Mr. Early. All were in favor.

Respectfully submitted,


Zintars Zadins
Secretary

ZZZ:tf