

Planning Board Meeting Minutes

December 5, 2022 at 7:00 PM, McAuslan Hall

Present: Nancy Weber, Chairwoman
Karen Davies-Buckley
Bonnie Loforte, Counselor
Gary Toth, Counselor
Allison Trudell, Counselor
Graham Seiter, Town Attorney
Ned Waterbury, ZBA Chairman

Absent: Ron Marsden, Code Enforcement Officer

And 2 in the audience.

Chairman Weber opened the meeting with the Pledge of Allegiance at 7:00 pm.

A motion was made by Toth and seconded by Trudell to approve the November 2022 regular meeting minutes. The motion was adopted by a vote of 5 ayes: Weber, Davies-Buckley, Loforte, Toth, and Trudell, and 0 nays.

Old Business

Rosato Event Center

Rosato said he received the letter from the DEC. Civil engineer Mike Lacelle, outlined the project:

- 150 seat banquet style facility
- 57 space parking lot on gravel with 4 ADA spaces on concrete
- utilities with grease, septic, and pump tanks with 3 beds at 50% capacity according to DEC requirements
- wetlands with 100' buffer requirement met and well with 200' radius buffer approved by DEC
- food service and well treatment oversight by DOH yet to be reviewed/approved/permitted on an as-needed basis
- considering it as an unlisted action in the SEQRA

Weber said the ZBA reviews the SEQRA and determines the type of action; the mutual concern was the amount of traffic on the road that may not be geared to handle that amount of traffic at one time. Rosato said he received a letter from the Highway Superintendent saying that it was not a problem. Weber said that the system in place is probably reassuring to all agencies involved. Weber asked if there is a way to meter water usage given that he is on a well. Rosato said there is a meter on the system. Lacelle said they will most likely be able to expand if their water usage data shows a lower usage than the DEC standards by which the system was designed. Weber was curious if Rosato would expand the site within the next 5-7 years. Rosato said no, that he is charging for the space, not according to capacity. Rosato said shuttles are an option to relieve potential parking issues. Davies-Buckley said everything the Planning Board has asked for has been addressed. Seiter said the letter from the DEC is

satisfactory. Toth asked if Seiter has the letter from the Highway Superintendent. Seiter said no. Rosato said Marsden will give the final say for the building permit.

A motion was made by Toth and seconded by Loforte to approve the Rosato site plan. The motion as adopted by a vote of 5 ayes: Weber, Davies-Buckley, Loforte, Toth, Trudell, and 0 nays.

New Business- none

Other Business- none

A motion was made by Trudell and seconded by Loforte to adjourn at 7:45 pm. The motion was adopted by a vote of 5 ayes: Weber, Davies-Buckley, Loforte, Toth and Trudell, and 0 nays.

Respectfully submitted,

Nicole Wild
Town Clerk