

January 11, 2024, Planning Board/Board of Adjustment Meeting Minutes

These minutes were approved at the February 8, 2024, meeting.

The regular meeting was reconvened from the reorganization meeting at 7:15pm.

Flag Salute

Approval of Minutes: None to approve.

New and Pending Matters

Kane – Variance Application – Resolution of Approval

29 Gravel Hill Rd., Block 16.01 Lot 4.31

Mr. Kirkpatrick made a motion to approve the resolution of approval. Mr. Nace seconded the motion.

Vote: Ayes: Mr. Nace, Mr. Kastrud, Mr. Neary, Mr. Kirkpatrick, Mr. Belden, Ms. Bartolomeo, Chair Ford.

No Nays. Motion carried.

Gan Equities, LLC – Site Plan Waiver - Sign

Block 13 Lot 6: C0001 – 53 Frontage Rd.

Ms. Kaczynski, the attorney for Gan Equities, LLC was present. She stated the property is broken down to multiple condominium lots. This lot contains the original Foster Wheeler building. Ms. Kaczynski stated that the proposed sign is for a company that rents office space to professionals and such uses permitted in the zone. The applicant has requested a site plan waiver for the sign.

Ms. Kaczynski stated the proposed sign will be located on the westerly side of the building where offices will be rented and the sign would have internal illumination. The Board asked multiple questions regarding the lighting of the proposed sign affecting neighbors. A board member stated the lots to the west of the sign are a doctor's office and larger wooded parcel. The lighting ordinance states internally illuminated light fixtures are discouraged. After some discussion, Ms. Kaczynski stated she would confer with her client and advise the Board.

Gan Equities, LLC – Site Plan & Variance Application – Solar Facility – Completeness Review

Block 13 Lot 6: C0001 – 53 Frontage Rd.

Per the engineer's report dated December 30, 2023, the application is incomplete. Ms. Kaczynski stated her client is aware of the report and would like a meeting with the Board engineer to address the comments of the report. Mr. Clerico stated his report was written with the review of each of the regulations of the conditional use. Since the applicant does not meet multiple conditions of the conditional use, Mr. Clerico stated he will be seeking clarification from the Board attorney whether one use variance is required or if the applicant needs to apply for multiple variances from each deviation of the regulation.

Correspondence/Comments from the Public/Other Discussion

Chair Ford stated there is a requirement for a basic land use course for new Board members. Training needs to be completed within 18 months of being appointed.

Motion to Adjourn

There being no further business to discuss, a motion to adjourn was made at 7:55pm by Mayor DeGiralamo and seconded by Mr. Nace. **Vote: All Ayes. No Nays. Motion carried.**

Respectfully Submitted,

Leigh Gronau – Board Secretary