

Planning Board Minutes
May 21, 2014

Present: David Russo, Joe McIlroy, David Dermody, Frank Rose

Others: Carl Peter, Attorney Andrew Emborsky, Jerry Deming, David Sliker, Norman Gates, Molly Cummings, David Rose, Andrew & Susan Smith, Earl Lubanski Sr., Peter W. Ferran

Chairman Russo called the public hearing to order at 7 pm for Molly Cummings yoga studio at 2635 York Road West.

Mr. Emborsky stated that the county planning board had no issues and issued approval letter – there was no significant impact.

Mr. Russo said they would have to limit number of people to parking spaces available. Ms. Cummings said there could be parking on the other side of the barn. Mr. Emborsky said the pool would raise questions. Ms. Cummings said she was in the process of getting state approval for the pool. Mr. Russo asked what the permit would cover. Ms. Cummings said all three – barn, deck and pool.

Mr. Emborsky said the special use permit would be for the use of the barn as a studio, the deck and eventually the pool. They would have to comply with additional permits as the project progressed.

Joe McIlroy moved to close the public hearing at 7:15 pm, David Russo seconded, all in favor, carried.

7:20 pm – Planning Board Meeting began

Mr. Russo said that Home Occupation was 600A, p 50 in zoning, 508A states she will need a building permit. Mr. McIlroy said that last meeting Mr. Campbell said there was no problem with 20% floor area. Mr. Emborsky said we already handled parking situation. Mr. Russo said there should be landscaping between parking area and the neighbors. Mr. Peter said it could be required but they don't have to. Mr. Emborsky said we're not changing zoning, this is a home occupation with existing buildings.

Mr. David Rose said they planned on landscaping the pool so could landscape the parking at the same time to save money. Mr. Lubanski said their neighbors wouldn't complain. Mr. McIlroy said he didn't see an issue.

The board went through the SEQR questions and answered them.

Ms. Cummings said the pool was going in as a family pool regardless of whether it gets state approval.

Mr. Emborsky said the special use permit would be for the use of barn and deck and the potential use of the family pool.

Mr. Peter said the state health department will have hoops to jump through when it becomes a business.

The board requested the pool be shown on the map. Mr. McIlroy said there should be no on street parking and follow requirements for lighting, etc. according to code.

With the addition of the pool to the map and the requirement to follow code requirements, Frank Rose Sr. moved to approve the special use permit for the home occupation of yoga, David Russo seconded, all in favor, carried.

Joe McIlroy moved to approve the April 29 minutes, David Dermody seconded, all in favor, carried.

We will have a planning board meeting June 10 to discuss the Smiths site plan.

8 pm – Joe McIlroy moved to adjourn, David Dermody seconded, all if favor, carried.

Respectfully submitted
Donna K. Falkner, Clerk