

Town of Erwin Planning Board Meeting
April 7, 2014
7 PM Erwin Town Hall

Present: Chairman Wayne Kennedy, John Gargano, Ted Metarko, Doug Cole, James McCarthy, Matt Maslyn

Absent: Joe Banach, Doug Porter, Patricia Thiel

Guests: John and Christine Russo, Frank Curreri, Rita McCarthy

Chairman Wayne Kennedy opened the Meeting at 7:00 PM

Planning Board members introduced themselves.

In accordance with the Planning Board's established procedure, the Board will hear all matters up until 9 PM. Any matters not initiated by that time will be held over to the next regular meeting. As in the usual practice, the Board's consultants have met with the applicants prior to this meeting and have gone over the applications to ensure that they are as complete as possible and to point out any errors or omissions that can delay approval.

MOTION TO APPROVE THE MINUTES OF THE MARCH 3, 2014 MEETING.

MOTION BY: JAMES MCCARTHY

SECONDED BY: DOUG COLE

DISPOSITION: 5-0-1 (MASLYN)

- 1. SITE PLAN AMENDMENT APPLICATION FROM T & R TOWING AND SERVICE FOR A 1,300 SQ FT ADDITION AT 691 ADDISON RD. WITH PUBLIC HEARING.**

POINTS TO CONSIDER:

The application was represented by John & Christine Russo.

The project is located in an R-12.5 Residential zone.

Both parcels are currently owned by a single owner, John & Christine Russo. The Russo's live in the house at 3733 Meads Creek Road, Parcel A. They wish to sell the parcel at 548 Victory Highway, Parcel B. Currently approximately 5 ft of the 13.6' width of the existing carport for Parcel B encroaches on Parcel A. The applicant seeks to resubdivide the parcels to add footage to Parcel B such that the entire carport can be located within Parcel B's boundaries.

The application would take .022 acres, varying in width from 0 ft to 3ft, from Parcel A to be combined with Parcel B. The resubdivision would result in a side yard setback for the carport of 2.6 – 2.8 ft.

The resubdivision would improve a pre-existing, non-conforming situation, but would not make it conforming. The new proposed lot line would constitute a straight line from the back property line to Victory Highway.

Criteria:	Required:	Proposed:	
		Parcel A	Parcel B
Lot Size	12,500 sq ft	13,624 sq ft	10,106 sq ft*
		*Parcel B already non-conforming, this improves conformance	
Setbacks			
Side	10'	2.5 ft** 2.6 ft**	
		** Both parcels already non-conforming	

The Planning Board declared the application to be complete.

The Planning Board reviewed the EAF.

THE PLANNING BOARD CLASSIFIES THIS AS AN UNLISTED ACTION SINCE IT INVOLVES A RESIDENTIAL DEVELOPMENT OF LESS THAN 50 UNITS WITHOUT PUBLIC WATER AND SEWER, DECLARES ITSELF LEAD AGENCY, AND MAKES A NEGATIVE DECLARATION OF ENVIRONMENTAL SIGNIFICANCE.

**MOTION BY: TED METARKO
DISPOSITION: 6-0**

SECONDED BY: MATT MASLYN

The Planning Board Chairman opened the public hearing at 7:07 PM.

No one from the public wishing to be heard, the Chairman closed the Public Hearing at 7:08 PM.

UPON HEARING NO APPLICABLE ADVERSE COMMENT FROM THE PUBLIC, THE PLANNING BOARD APPROVES THE RESUBDIVISION APPLICATION.

**MOTION BY: JOHN GARGANO
DISPOSITION: 6-0**

SECONDED BY: JAMES MCCARTHY

The applicant is advised that the approval expires if the plat is not filed with the County Clerk within 62 days of signature.

RESOLUTION TO ADJOURN THE MEETING AT 7:10 PM.

**MOTION BY: MATT MASLYN
DISPOSITION: 6-0**

SECONDED BY: JOHN GARGANO

Submitted by:

Rita Y. McCarthy
Acting Planning Board Secretary