

PRESENT: Paul Jusko, Chairman
Patricia Hacker, Vice Chairman
Kevin Maxwell, Secretary
Margaret Andrzejewski
J. David Early
Thomas Edington
Jeff Mendola
Michael Pohl

EXCUSED: David Stringfellow

ALSO Dennis Kramer – Code Enforcement Officer
PRESENT: Councilman Dennis Mead – Town Board Liaison
Councilman Karl Simmeth
Richard Brox – Town Planner
Donna Brock – The Girls Café

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 October 23, 2001. Being none Mr. Edington made a motion to approve the minutes, second by Mr. Maxwell. All in favor.

CORRESPONDENCE

Mr. Maxwell reported the following correspondence:

- from Town Clerk Shenk – referral from Town Board – application from Omnipoint Holdings, Inc.
- from Omnipoint Holdings, Inc. – application request to co-locate on tower at 6405 Ward Road
- to SBA advising of receipt of application and formal discussion at the November 27th meeting
- from Town Clerk Shenk – referral from Town Board – request from Robert DeSantis
- from Robert DeSantis – request of extension for special use permit for temporary building at 6346 May Drive
- received by Councilman Simmeth - from Richard Lee, North Boston Fire Chief, to Traffic Control Officer: expressing their concern with the unsafe conditions of the ingress/egress at Evans National Bank

LIAISON – COUNCILMAN MEAD

Councilman Mead reported from the Town Board meeting of November 7, 2001:

- Anthony Bernardi's request for a refund from the soil removal application was denied. The Board members felt that a fee is determined for the application process itself not the approval of the application

SBA NETWORK SERVICES – OMNIPPOINT

Chairman Jusko updated the Board members with the following information:

- Original height of tower is 250 feet
- One co-location at 165 feet
- Second co-location at 155 feet
- This will be third co-location at 240 feet
- Will require a propagation study by William Johnson, with fee payable by the applicant
- Will require Public Hearing
- Formal discussion at November 27th meeting

ROBERT DESANTIS – 6346 MAY DRIVE

Chairman Jusko commented on the first application:

- 1998 first application was requested
- Planning Board did on site inspection
- Temporary structure exceeds lot coverage in Town Code
- Too many accessory buildings on this property
- Recommendation sent back to Town Board NOT to approve special use permit
- March, 1998 – Public Hearing was held at Town Board level, neighbors were present with none objecting to the temporary structure; there was no decision
- April, 1998 – Zoning Board of Appeals granted variance for lot coverage
- Currently we have no site plan

Mr. Jusko said that it is his opinion because of the recommendation, not to grant, that this Board sent to the Town Board initially, and that the Town Board granted the special use permit despite that recommendation, that the Planning Board take no action on this request. Chairman Jusko asked for discussion.

Mr. Maxwell said the Board should stay with the same recommendation as before as it did not/does not conform.

Mr. Jusko asked if anything has changed.

Mrs. Hacker replied there is no way to know without a site plan.

Mr. Early suggested that the Planning Board repeat their findings and let the Town Board make a decision on those findings.

Mr. Brox stated that the Planning Board has the right to ask for a site plan on a special use application, without that or a site visit there is no way to make a recommendation.

Mr. Jusko stated that the site plan submitted in 1998 was against code.

Mr. Maxwell suggested that a Public Hearing might be in order, as there may be new neighbors who might object.

Mrs. Hacker was not in favor of sending it back to the Town Board without more information.

Mr. Jusko ended discussion by saying that the Planning Board will request from Mr. DeSantis – a site plan with location of temporary structure and a copy of the Zoning Board of Appeals Notice of Decision. He also asked the members of the Planning Board to drive by the site prior to the November 27 meeting.

NON-AGENDA ITEM

Evans National Bank – Councilman Simmeth distributed a letter that he had received from Richard Lee, Chief of North Boston Fire Company, stating that the Fire Company feels that there is traffic concern at the entrance to the Bank off of Boston State Road.

Evans Bank, con't

Chairman Jusko said that Evans Bank had done what this Board requested by having entry to the lot for persons traveling north (only) on Boston State Road.

Mr. Kramer said that there was an error in the printing of the signs, and are in the process of being changed. He said that the north sign would say exit on both sides so there is no entry by drivers headed south on Boston State Road.

Councilman Simmeth asked that the Planning Board send a response to Mr. Lee and to Evans Bank.

GENERAL DISCUSSION

Chairman Jusko set the schedule for remaining meetings in 2001. November 27 will be elections for Chairman, Vice Chairman and Secretary, as he would not be in attendance at the December 11th meeting; no meeting on the fourth Tuesday, December 25th, and the first meeting in 2002 would be scheduled for January 8.

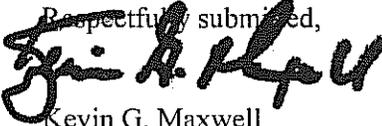
CODE ENFORCEMENT OFFICER KRAMER

Mr. Kramer asked if there was any further information on the Girl's Café. Mr. Jusko said that 1 copy of parking lot was presented to Michael Perley, who was not in attendance. Mr. Jusko also said that one copy is not enough. He added that the parking is set out on the south side of the building, but does not know if the lighting is indicated on the plan, the type of material used in paving, and the existing parking spaces are not indicated.

Chairman Jusko told Mrs. Brock to get complete plans to the Secretary for mailing to the members prior to the next meeting, then possibly some action could be taken in November. Councilman Simmeth asked how many copies were needed. Mr. Jusko said enough for the Planning Board members to review, this is all set out in the Town Code.

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

Being none, Mr. Hacker made a motion to adjourn at 7:52 P.M., second by Mr. Edington. All in favor.

Respectfully submitted,

Kevin G. Maxwell
Secretary

KGM:tjf