May 1, 2024 TOWN OF MARTINSBURG PLANNING BOARD MINUTES

The regular meeting of the Martinsburg Planning Board was held on Wednesday, May 1, 2024 at the Municipal Offices on Cemetery Road at 7:00 PM. Present were: Chairman Michael Colwell; Board members Mark Pominville, Gordon Yancey, Paul Kelly, William Tarasek, Alternate Michael Pleskach and Secretary Mary Kelley; Frank Robbins.

MINUTES
Mr. Yancey made a motion, seconded by Mr. Pominville to approve the minutes of the last meeting as presented. All were in favor. Motion carried.

OLD BUSINESS
SUP01-2024 – Special Use Permit Frank Robbins for a retail business in the hamlet of West Martinsburg.
Public Hearing was opened at 7:15 PM to hear comments from the public regarding this application. No one from the public was present.

The board kept the hearing open and had a discussion on the Class C stream adjacent to the property and location of septic/leach field. The board asked if the placement of the building could be moved. At this point, Mr. Robbins was called and asked to attend the meeting.

7:30 pm Frank Robbins arrived. Concerns of the board were discussed along with the conditions Lewis County Planning have. The County approved the application with conditions:

- Prior to taking action, the Planning Board should evaluate the need for additional area variances for the minimum lot size, side yard setback and proximity to a Class C stream. The applicant should consult with NYS DEC and USACE(Army Corps)
- Satisfactory landscaping and screening
- Consult with NYS Office of Parks, Recreation and Historic Preservation
- Proposed project site is not compliant regarding lack of 100 feet between project and waterbody
- Prior to construction, the Zoning Officer should confirm that the septic system has been approved by Buildings and Codes and that it does not negatively impact the nearby waterbody in addition to reviewing fire suppression requirements based on potential mixed occupancy

Mr. Robbins stated that the size of the building plan was reduced to 40 x 48. And he will contact the necessary agencies.

Mr. Kelly made a motion, seconded by Mr. Yancey to close the Public Hearing at 7:50 pm and return to regular meeting. All were in favor. Motion carried.

The board agreed to table making a decision on this matter until more information is received.

Mr. Tarasek made a motion, seconded by Mr. Pominville to adjourn at 7:55 PM. All were in favor. Motion carried.

Respectfully submitted,
Mary Kelley
Mary Kelley, Secretary