No Feb. meeting

March 5, 2024 PLANNING BOARD MINUTES

The regular meeting of the Martinsburg Planning Board was held on Wednesday, March 5, 2024 at the Municipal Offices on Cemetery Road and called to order at 7:00 PM. Present were: Chairman Michael Colwell; board members Mark Pominville, Gordon Yancey, William Tarasek, Paul Kelly and alternate Michael Pleskach; Secretary Mary Kelley; Roger Cecconi, Frank Robbins, David Hill, Henry Hertzler and Benjamin Fouse.

MINUTES

The minutes of the January meeting were presented. There was no February meeting due to lack of business. Mr. Yancey made a motion, seconded by Mr. Kelly to approve the minutes of the January meeting. All were in favor. Motion carried.

Old business – none.

NEW BUSINESS

SUP01-2024 – Frank Robbines application for a commercial building in the hamlet of West Martinsburg – tax parcel #227.00-01-44.1; 7016 West Road. The board reviewed the application and noted that:

- It is a .4 acre parcel
- There is only 105' of road frontage.

Some questions were asked of Mr. Robbins and he stated that customer flow would be approximately 20 people a day. There would be a small bathroom for employees only. It will be a 12 x 40 building. Emergency lights will be placed on the building. A neighbor, Roger Cecconi, was present with concern that down the road, someone might want to expand and make it larger. Chairman Colwell said that woud have to come back to the Planning Board for approval.

It was determined that the application would need to be referred to the Zoning Board of Appeals for consideration.

SUP02-2024 – Henry Hertzler – 6636 West Road – tax parcel #227.00-01-31.200 – milk station for himself and a brother. He is going certified organic and they need to separate from others.

He does not have sufficient road frontage where he would like to place the milk station. There would be 2 tanks in the dumping station. There is a ditch on the property but Mr. Hertzler said he had approval from the DEC. The board would like to see this in writing. Discussion was held on the driveway for the milk truck hauler picking up milk every other day. Mr. Hill, an adjacent neighbor, was present to state that he would not be happy with the noise that a truck backing into the station during the night would make. Since his property consists of 96.8 acres, the board asked Mr. Hertzler if he would consider placing the milk dump station at another location on his property. He said he would come back to the board with another plan. Chairman Colwell said the board will call a Special Meeting if needed. It was the agreement of the board that a Special Use Permit is not needed but he still needs a Land Use Permit. He has an Ag Exempt form from the County.

There being no further business, Mr. Yancey made a motion, seconded by Mr. Kelly to adjourn at 7:50 PM. All were in favor. Motion carried.

Respectfully submitted,

Mary Kelley

Mary Kelley, Secretary