



Planning Board Agenda

May 09, 2017

NOTE: During a Public Hearing, each speaker shall state his name and address prior to addressing the Board, and shall be granted the floor for up to five minutes. In addition, the Board will accept project-relevant comments or questions from any audience member who raises his/her hand after the presentation of each agenda item. The Board will complete its deliberation of the project under review at midnight. All remaining items will be placed first on the next agenda.

I. Minutes Approval - April 26, 2017

II. Public Hearings

2017-013 Hatlee 4 Lot Subdivision

Applicant proposes to subdivide 10+/- acres into 4 new lots for building a single family home on each. Each Lot will connect to public water supply at Hatlee Rd. and sanitary sewer at Willowbrook Lane approximately 300 feet south. Existing house and outbuildings to be demolished, 993 Hatlee Rd, Zoned: R-1, Status: PB Preliminary Review w/possible determination SBL: 258.-1-23.1

III. Old Business

2017-001 Stewart's Shops Vischer Ferry / Route 146 - Site Plan

Applicant proposes to raze the existing two buildings on the southwest corner of Route 146 and Vischer Ferry Road for the construction of a new 3,675 square foot Stewart's with associated fueling island. Project also includes parcel 270.-2-19., 1202 Rt 146, Zoned: B-3, Status: PB Concept Review SBL: 270.-2-18

2017-016 Bonanno Amended Site Plan Parking Expansion - Site Plan

Applicant proposes adding additional parking spaces in order to accommodate the previously approved 4800 square foot office building for medical use. 14 new parking spaces are being added, 999 Rt 146, Zoned: B-1, Status: PB Preliminary Review SBL: 271.6-1-77.1

IV. New Business

2017-024 Integrative Physical Therapy - Site Plan

Applicant proposes converting the single family home to a physical therapy practitioners office. A 289 +/- square foot addition will be added to the rear of existing 2,240 +/- square foot home. The addition of 17 parking spaces and minor site plan modifications including grading, sidewalks and landscaping will also be completed., 1 Northcrest Dr, Zoned: B-1, Status: PB Concept Review SBL: 271.11-1-23

2017-023 Precision Periodontics Change of Use - Site Plan

Applicant proposes to convert the existing office building to a dental office, 521 Vischer Ferry Rd, Zoned: B-3, Status: PB Prelim Review - Poss. Determination SBL: 271.-1-5

V. Discussion Items

Next Meeting: Wednesday, May 24th

Next Submittal: May 22nd for June 13th meeting

