



## MEETING MINUTES

April 26, 2011

Page 2.

Dated 3/15/11 from Van Cleef Eng. Assoc. re: General – Redevelopment	\$437.50
Dated 3/31/11 from Dolan & Dolan, Esqs. re: General – Redevelopment	\$180.30
Dated 3/31/11 from Dolan & Dolan, Esqs. re: JBL-RAL	\$440.18

A motion to approve the bills and vouchers was made by Vito Telischak, second by Patrick Fitzgibbons with Armstrong, Andrews, Dolan, Fierro, Honig, Rizzo and Horuzy also in favor with Ciasullo abstaining.

### 5. NEW BUSINESS/OLD BUSINESS

#### a. OGDENSBURG FIRE DEPARTMENT

Block 12 Lot 18.02

30 Main Street

*Minor Site Plan Application*

Attorney Thomas swore in Kevin Kervatt of 176 Plant Street who stated that he is a Trustee of the Fire Dept. and has been a member for 35 years. Mr. Kervatt explained that the firehouse does not have an office or handicapped facilities. The addition would give the firehouse an office, handicapped facilities, storage space for tables and a wet bar. The roof needs to be replaced now so this is a good time to add more space to the building. Members asked questions regarding the rear property line, parking, turning radius, etc.

The office space is essential in the preparedness of emergency procedures. The storage space and handicapped facilities will make the firehouse more competitive for fundraising activities and hall rentals. Engineer Buczynski noted that several non-conforming issues exist but the addition would not have an additional impact on the non-conformities and Attorney Thomas noted that no variances are required.

Parking spaces will not be affected by the new addition. Mr. Fitzgibbons noted that the lot is also used by residents attending softball and soccer games. Handicapped spaces will be relocated. Members and Mr. Kervatt discussed the relocation of the dumpster from the middle of the parking lot to another area.

### 6. OPEN TO THE PUBLIC

A motion to open the meeting to the public was made by John Fierro, second by Bill Andrews with all in favor.

### 7. CLOSE TO THE PUBLIC

There being no comments from the public, a motion was made to close to the public by Thomas Horuzy, second by Vito Telischak with all in favor.

## MEETING MINUTES

April 26, 2011

Page 3.

### 8. NEW BUSINESS/OLD BUSINESS

A motion to approve the addition to the Fire Dept. in accordance with the architectural plans prepared by Charles Schaeffer consisting of seven (7) sheets dated February 11, 2011 and providing handicapped parking was made by John Fierro, second by Bill Andrews with Armstrong, Ciasullo, Dolan, Fitzgibbons, Honig, Telischak, Rizzo and Horuzy also in favor.

- b. ROBERT ARMSTRONG  
Block 2, Lot 2  
Off Edison Ave.  
*Conditional Use Application*

Chairman Armstrong recused himself since he is the applicant. Attorney Thomas explained that he will not be representing the Board or Mr. Armstrong in this matter but volunteered to prepare the resolution if the Board desires. Mr. Telischak also recused himself because he owns property adjacent to Mr. Armstrong's lot in this matter.

Vice-Chairman Fitzgibbons introduced the spokesperson for Mr. Armstrong. Kerry Guthrie of 21 Prides Crossing, Sparta was sworn in by Vice-Chairman Fitzgibbons. The Land Use Board is required to approve Conditional Uses; therefore, Mr. Kervatt as the Zoning Officer, has denied the permit application for that reason.

Mr. Guthrie explained that Mr. Armstrong is requesting a zoning permit for Block 2 Lot 2 which is located in the R-100 Zone to construct a barn or shed for agricultural use. Block 2 Lot 2 is in the R-100 Zone and the Ogdensburg Land Development Ordinance permits this type of development as a conditional use in the R-100 Zone. There are no variances required in this application. Board members have the application packets which consist of the zoning permit, the property survey which shows the location of the building and the required setbacks and the ordinances according to the request. The application is before the Board because it requires Land Use Board approval. Engineer Buczynski indicated that all three (3) criteria have been met for the conditional use: It is in the R-100 Zone, has the required acreage and setbacks.

### 9. OPEN TO THE PUBLIC

A motion to open the meeting to the public was made by Bill Andrews, second by Elliott Honig with all in favor.

### 10. CLOSE TO THE PUBLIC

A motion to close to the public was made by Bill Andrews, second by John Fierro with all in favor.

## MEETING MINUTES

April 26, 2011

Page 4.

### 11. NEW BUSINESS/OLD BUSINESS

Engineer Buczynski suggested that the size of the structure, if known, could be noted on the resolution. Applicant said he does not know what the size of the building will be. Mr. Kervatt mentioned that in the town where he is a full-time Zoning Officer, the agricultural buildings are allowed in all zones and there is no limit to the size of the building.

A motion to approve the application for Robert Armstrong was made by Bill Andrews, second by John Fierro with Ciasullo, Dolan, Fitzgibbons, Honig, Rizzo and Horuzy also in favor.

### 12. CHAIRMAN'S AGENDA

#### a. Redevelopment Plan

The Subcommittee met again and agreed that Option B was the best choice for the Borough. Option B was to zone the property and put it up for sale. The Main Street property is a separate item and the Board would like to meet with Eileen Swan of the Highlands Council. Engineer Buczynski will contact Ms. Swan to find out her availability for a meeting on June 28<sup>th</sup>.

### 13. RESOLUTION

REW Properties Management, Inc.  
Block 21, Lot 12.03  
Appeal of Denial of Zoning Permit

A motion to memorialize the resolution for the above application was made by Vito Telischak, second by Bill Andrews with Armstrong, Ciasullo, Dolan, Fierro, Fitzgibbons, Honig, Rizzo and Horuzy also in favor.

### 14. OPEN TO THE PUBLIC

A motion to open to the public was made by John Fierro, second by Elliott Honig with all in favor. Thomas Ward of 67 Passaic Ave. came before the Board and explained that their zoning permit application for a swimming pool was denied because the property has all front yards. Attorney Thomas indicated that this portion of the meeting is for general comments and the Board should not consider facts on a matter which may be a future application.

### 15. CLOSE TO THE PUBLIC

A motion to close to the public was made by Patrick Fitzgibbons, second by Vito Telischak with all in favor.

**16. ADJOURNMENT**

A motion to adjourn was made by Chairman Armstrong, second by Vito Telischak with all in favor.

Respectfully Submitted by:

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Blanche Stuckey  
Land Use Board Secretary

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Date of Approval

