

**PLANNING BOARD MEETING OF THE
TOWN OF WHITESTOWN, NEW YORK, HELD AT THE
WHITESTOWN TOWN HALL IN SAID TOWN ON
WEDNESDAY, JUNE 26, 2019 AT 7:00 P.M.**

PLANNING BOARD MEMBERS PRESENT:

Steven Cox, Chairman
Martin Herthum
Joan Lamb
Richard Mahoney
Roger Potenski
Frank Sardina
Christine Tritten

EXCUSED:

Brian Whittaker, Planning Board Engineer Representative

OTHER TOWN OFFICIALS PRESENT:

Tyler Tormey, Whitestown Code Officer

The Chairman called the meeting to order at 7:00 P.M.

The Planning Board meeting minutes for May 8, 2019 will be filed with the Town Clerk's Office, the Town Code Office, the Town Board Members and a copy of the minutes will be filed with all applicant folders in which discussion/ decisions took place.

SITE PLAN REVIEW

BED & BREAKFAST

148 Clinton Street

Tax Map No.: 305.017-1-69

Property Owner – Carter Reul

Surveyor – Blanchard Land Surveying

The Applicant has provided a completed application, Short Environmental Assessment Form and surveyed map of the property.

Mr. Tormey stated that Mr. Reul went before the Zoning Board of Appeals on October 10, 2018 for a variance to consider a Bed & Breakfast which is not listed in the Town Code. The Zoning Board of Appeals determined that this may fall within the parameters of a semi-public use which requires a site plan review.

There was a detailed discussion on whether a Bed & Breakfast will fit into the category of a semi-public use since semi-public use is not defined in the town code. Mr. Mahoney read this definition from Merriam Webster (1) "Open to some persons outside the regular constituency. (2) Having some features of a public institution specifically: maintained as a public service by a private nonprofit organization."

Chairman Cox stated that in legislative terms if you don't have a definition in your statute, you use an ordinary definition which this application does not fit the ordinary definition.

Mr. Mahoney read the definition for Rooming House, "Any building or portion thereof containing more than two and less than 10 rooms that are used, rented or hired out to be occupied or that are occupied for sleeping purpose for compensation, whether the compensation be paid directly or indirectly".

Mr. Tormey read the Major Home Occupation definition to ascertain if this application falls within this classification. The Chairman and planning board members agreed that this proposal could fall under the Major Home Occupation. There was concurrence of the members to table this application until further inquiries can determine what procedure to take.

RESOLUTION – TABLE APPLICATION FOR REVIEW

Motion by: Rick Mahoney
Seconded by: Christine Tritten

IT IS RESOLVED; that the Whitestown Planning Board hereby tables the above application until the July 24, 2019 planning board meeting,

Upon the question of the recommendation of the foregoing resolution, the following voted aye:

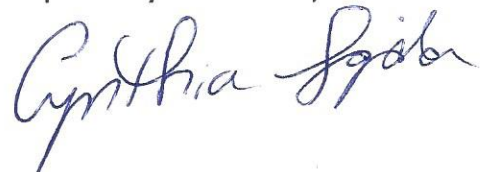
Steven Cox	Chairman
Joan Lamb	Member
Martin Herthum	Member
Richard Mahoney	Member
Roger Potenski	Member
Frank Sardina	Member
Christine Tritten	Member

The Motion was carried.

The Chairman noted that Christine Tritten will be moving to another town so this is her last meeting with the planning board and thanked her for her service.

Upon the motion of Frank Sardina, seconded by Joan Lamb, the meeting was adjourned at 7:55 p.m.

Respectfully submitted,



Cynthia R. Sojda
Secretary