

Town of Waterford
Planning Board
65 Broad Street
Waterford, NY 12188

September 8, 2008

At 7:34 p.m. attendance was taken and present were members Peter Fletcher, David Wendth, Bob Lefebvre, Harriett Fusco and Chairman David Woodin. Also present were Rene Lipatas of Clough Harbour, Richard Hurst, Planning Director, and Ray Carmel, Building Inspector.

The reading of the minutes from the August meeting were waived and approved 5-0 (both motioned by Woodin).

Fletcher	yes
Wendth	yes
Lefebvre	yes
Fusco	yes
Chairman Woodin	yes

First on the agenda was the continuing review of a proposal by Chris Marchand to construct three four unit apartment buildings at the end of Mercer Street. The Board had been waiting for a letter from SHPO stating that there were no historical or cultural impacts on the site which would require further investigation and research of the property.

With receipt of this letter, the Board was ready to go forward and issue a determination of negative declaration for the SEQRA process. Mr. Woodin made a motion that the Board issue a finding of No Significant Impact and issue a negative declaration. However, should parameters change in the future, the SEQRA process could be re-opened.

Fletcher	yes
Wendth	yes
Lefebvre	yes
Fusco	yes
Chairman Woodin	yes

As a result of this action, Mr. Marchand's project will return to the ZBA where they will decide whether or not to grant several variances (on for special use and one for

insufficient frontage). If the variances are granted, the plan will come back to the Planning Board in October for site plan review.

At 7:52 p.m., the Board discussed the possibility of amending the Zoning Law. There seems to be some inconsistencies, one being that C2 does not allow single family residences, but C1 and C3 does. Also, the Board is going to look at removing references to special permits. The language varies from section to section leading one to wonder if a special use is outright prohibited or whether or not a use can be allowed if a special use variance is obtained. A clearer read of the intent is needed.

The Chairman made a motion to end the meeting at 8:34 p.m., seconded by Fusco.