

PRESENT: Chairman Thimble, Members Blair, Perry, Counsel Spath, and Senior Planner Lyons

ABSENT: Members Gervais, Simmons

* The meeting was called to order at 7:00 PM by Chairman Thimble at the Public Operations Center.

* The minutes of December 9, 2015 were read and unanimously adopted on a motion by Member Blair, seconded by Member Perry.

* Mr. Ted DeLucia of Vision Planning along with Michael and Ashley Palage, Applicants, presented a variance application to construct an in-ground swimming pool, patio, retaining wall and place related fill within a protected watercourse buffer area totaling of 850 sq. ft. of disturbance along an unnamed tributary to the Moordenaers Kill. The project is known as **Palage – Pool (W16-003)** and is located at **6 Beaver Pond Road**. The notice of public hearing was read aloud by Counsel Spath. Also present was Rorick Rimash of 14 Schuyler Hills Road, an abutting property owner. Mr. DeLucia noted the placement of the pool at 60 ft. and the retaining wall at 50 ft. from the watercourse was chosen to minimize the height of the retaining wall and amount of fill required and to avoid the existing sanitary sewer lateral from the home to Schuyler Hills Road. To further minimize earthwork within the protected watercourse, the new patio around the pool will be an extension of the existing stone patio. The new patio will consist of porous pavers to minimize run-off. A back wash pit has also been identified to prevent pool water from being directly discharged into the watercourse.

The Board expressed concerns regarding the amount of fill and changes in the existing topography within 75 ft. of the watercourse; increase in stormwater run-off and downstream impacts; the lack of hardship presented; and the location of the pool and retaining wall and what could be done to minimize the footprint and disturbance within the protected watercourse buffer.

The applicants requested the project be tabled to the next available meeting to allow them to address the Board’s concerns and resubmit additional material. The public hearing was tabled to the May 18, 2016 meeting on a motion by Chairman Thimble, seconded by Member Blair.

* Chairman Thimble adjourned the meeting at 8:55 PM.

MJL
G:seamab/minutes/2016

_____ (Chairman) _____
