

Village of Deposit Planning Bd. Mtg.
November 8, 2023

Attendees: Sarah Evans, Mike Musante, Gail Musante, Brian Riter, Peter Carson, John O'Connor and Shelley Johnson were present from the board. Richard Lewis was present as a visitor.

The regular Mtg. was called to order at 7:00 pm by Sarah Evans. She declared a quorum.

Sarah asked if the board members had a chance to review the minutes from the October meeting. A motion was made by Peter to approve the October minutes as submitted; Brian seconded; all approved. The approved October minutes will be submitted to the Village Clerk by the Planning Board secretary.

Old Business:

- Sarah checked with the board about the wording of the proposed new Village law regarding the definition and interpretation of domestic animals. She distributed the letter that she had sent to the Village Board (sent to the board previously by e-mail).
- The public hearing on this issue will be held next Tuesday, November 14. Shelley pointed out that the wording of the proposed law actually says that no animals are permitted in the Village outside the agricultural district. John said that there was no discussion of this matter by the Village Board, nor was there mention of the letter sent to the Village with concerns of the planning board.
- Shelley said that this issue should go before the Zoning Board of Appeals for clarification.
- Sarah checked that the planning board was still in agreement with the concerns expressed in the letter. The board agreed. Planning board members will go to the public hearing on November 14 to bring up these concerns.

New Business:

- Sarah handed out a site plan application for a proposed rental cabin behind the restaurant at 26 Oak Street. The plan was first received Oct. 5 by FAX but wasn't approved by the Code enforcement officer until later in the month. The applicant was not in attendance at the planning board meeting. Sarah noted that parts of the application were missing, e.g. home address of the applicant. There was no SEQ. R.
- Shelley said that the site plan drawing should show the setbacks, the access driveways, and the parking for the cabin. The location will also need to show elevations because of the location on a steep hillside.
- The board checked the zoning maps, and the proposed project is in an area zoned Commercial Highway. Tourist home would be a permitted use. According to the Village code, the lot width required is a minimum of 75 feet across - but it would have to be determined whether the site should be 75 feet at the building site or could it be measured at the widest point of the lot.
- Pete asked how far the building needs to be from the refrigeration unit for the restaurant.

- Shelley read the fire code (130-31) about the distance required between the principal buildings on a given lot. The purpose for this restriction is fire protection. This is a concern because one of the buildings is a restaurant, so the site will be mixed use.
- Mike pointed out that we will need to wait for more information in order to act on this application.
- Sarah suggested that the board ask the code enforcement officer for a determination of width requirements for a building lot and the fire code issues.
- Sarah will put together a letter to Pete Hathaway, the code enforcement officer, describing the missing information and what questions and code issues the board would like addressed.

Next meeting will be on Wednesday, December 13, at 7:00.

Sarah asked for a motion to adjourn at 8:25 pm. Brian made the motion, and Mike seconded. All approved.

Respectfully submitted,

Gail Musante
Recording Secretary