

PLANNING BOARD
July 15, 2021

MEMBERS: Robert Harris
 Robert Spencer
 Beverley Snell - absent
 Merle Snell
 Margaret Darroch
 Michael Hartman – Code Enforcement
 Anthony Serriani, Attorney

The meeting was called to order by Chairman Robert Harris at 6:45 p.m.
 Chairman Harris read the notice of the public hearing.

Public Hearing

Vito Peritore 8797 Bradley Road Tax Map # 56.00-1-16

Application for Site Plan Approval and Special Use Permit to construct an in-law suite for use during the summer months.

Mr. Peritore stated that he would like to build a 24' x 42' building that includes a 288 sq. ft. in-law suite for his mother, who is 62 years old and in bad health. She would live in the suite for the summer months, only.

Chairman Harris asked if there were any comments from the public?

With no further comments, Chairman Harris closed the public hearing at 6:50 pm

Attorney Serianni stated that the application requests an ECHO permit.

Chairman Harris asked Mr. Peritore if the building has been built yet? Will the area have a source of heat, and will it have its' own septic system?

Mr. Peritore answered that the frame for the building is up. He explained that his mother only plans to live there in the summer months, however, he does plan to install heat and AC. The plans were drawn by an architect and will be built to code.

Merle Snell asked Mr. Peritore if his mother has any plans in the future to live there full time?

Mr. Peritore answered no, however, the building will be built to accommodate all weather.

Chairman Harris stated that he would like to see another door, for an additional entrance, as a second point of egress.

Harris pointed out that an ECHO permit reads that if the resident is gone for more than 60 days, the special permit is terminated. This portion could be overlooked, since his mother will be coming back and forth.

Attorney Serianni asked that the site plan be amended with changes to reflect a heat source an extra door and an egress window. The architect should make the changes to the plan and resubmit.

With no further questions to be brought before the board:

MOTION by Robert Spencer, seconded by Margaret Darroch that since this is a Type 2 action, no SEQR is required.

Ayes: 4 Nays: 0 Carried

MOTION by Margaret Darroch, seconded by Robert Spencer, that

WHEREAS the Town Code of the Town of Hartland requires residents seeking to install or construct an ECHO residence to apply to and seek approval from the Hartland Planning Board prior to the residence's construction, and

WHEREAS, the Town of Hartland Planning Board has reviewed the application of Mr. & Mrs. Vito Peritore for Site Plan Approval to construct an in-law suite for use during the summer months, and

WHEREAS, the Planning Board has determined that the allowed use will not be disruptive to the use and enjoyment of the properties in the general neighborhood, the value of those properties, or to the overall character of the neighborhood,

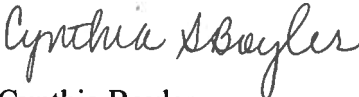
NOW THEREFORE, IT IS HEREBY RESOLVED, that the Town of Hartland Planning Board hereby approves the application of Mr. & Mrs. Vito Peritore for Site Plan Approval to construct the said in-law suite under Section 144-41 of the Town Code, subject to the following conditions:

1. Any violation of the provisions of the Town Code shall be grounds for reversal.
2. The Premises shall be kept neat and orderly.
3. Applicant shall submit an amended Site Plan to the Code Enforcement Officer within 60 days providing for a second point of egress and to include a heating unit.

Ayes: 4 Nays: 0 **APPROVED**

Motion by Margaret Darroch, seconded by Merle Snell to adjourn the meeting at 7:15 pm.

Ayes: 4. Nays: 0.



Cynthia Boyler
Planning Board Secretary