**Village of Margaretville Planning Board**

**Minutes of the Meeting of December 28, 2021**

**DRAFT**

The regular meeting of the Village of Margaretville Planning Board was called to order by Chairperson Kent Brown on Tuesday December 28 at 6:02 pm. The following were in attendance:

Members present Kent Brown, Phil O’Beirne, Lou Hamway and Morgan Spaulding.

Also present were Kent Manuel, Henry Friedman, John Hubbell, Christopher Plante, Phil Farinacci, Adam Turba, Carol O’Beirne, Peggy Bellar

A motion was made to approve the minutes of the November 30th meeting.

1st Lou Hamway

2nd Morgan Spaulding

All in favor

Application for Site Plan Review, VSPR 5-21, submitted by Black Bear Holdings, Preliminary Lodge Review on Rte. 28 and Fair Street

* The applicant was advised to contact DEC to deal with flood plain issues and DEP for the watershed before moving forward with the village with a complete application
* Carol O’Beirne alerted the applicant about the Scenic Byway and concerns about the aesthetics of signage
* Applicants requested the board to think about parking requirements based on 65 units and 12-20 staff members
* The applicant brought up the idea of a single span walking bridge to connect the property to the village lot next to the Binnekill. The DEC/DEP will need to be consulted.
* Will need lighting plan with details, a signage plan for the highway, a variance from the ZBA for the height of the main lodge building, proposed elevations and first floor elevations flood level elevations, traffic study from DOT

No other business came before the board.

A motion was made to close the meeting at 6:45

1st Morgan Spaulding

2nd Phil O’Beirne