

Paul O'Leary  
Planner

Angela Snye  
Clerk



**JOINT PLANNING BOARD MEMBERS**  
Shawn Stuart – Chairman  
Doug Bencze  
Tom Maroun  
James Merrihew  
Dave St. Onge  
Jan Yaworski

## Meeting Minutes

### JOINT PLANNING BOARD PUBLIC HEARING AND MEETING October 27, 2021 AT 6:00 PM

At 6:00 PM Stand for Pledge of Allegiance  
Mr. Merrihew (Acting Chairman) called meeting to order.

**Present:**

James Merrihew (Acting Chairman),  
Jan Yaworski, Dave St. Onge,  
Doug Bencze

**Absent:**

Shawn Stuart  
Tom Maroun

**Attendees:**

Dan McClelland, Joseph Gehm,  
Zina Lagonegro, Christopher Trevisani,  
Michael Dunyk, Seth McGowan (ADK Sky  
Center), Pete Edwards (Via phone)

1. **Public Hearing:** OWD Development LLC represented by Zina Lagonegro of the Passero Associates submitting an application for multi-use and site plan review.
  - a. No public comments were made at the meeting.
  - b. Chairman asked if Mr. O'Leary received any public comments regarding the application prior to the meeting. Mr. O'Leary reported that he did not.
2. **Open Regular Meeting:**
  - a. **Mr. Ghem** Representing OWD Development LLC explained that they are proposing a mixed-use redevelopment of the OWD site including apartment units, parking and commercial business space with the idea of preserving historic elements of the building – provided presentation of plans.
  - b. **Planning Board** asked questions on green spaces, parking, storm drainage, trash removal and lighting.
  - c. **Mr. Ghem** and **Ms. Lagonegro** explained solutions – green spaces would be available in corridors between buildings, outdoor parking areas could be expanded to create more spaces in the future if needed, plans included tying into existing storm drains, dumpsters for resident's trash would be provided and screened, lighting would be downward directed
  - d. **Mr. McGowan** thanked **Ms. Lagonegro** for providing lighting specs for ADK Sky Center purposes and expressed concern that lighting could potentially cast too much light.
  - e. After further discussion the **Planning Board** asked OWD Development LLC to revisit several elements of the plan – parking, trash removal and lighting, and present options/solutions to the board at a later date.
  - f. OWD Development LLC agreed to return to the board regarding their questions/concerns.

**Motion to adjourn & table:** Mr. Merrihew, Seconded by: Ms. Yaworski,  
**All in favor:** Mr. Bencze, Mr. St. Onge
3. **Approve Minutes:** 9-22-2021 Meeting Minutes  
**Motion to Approve:** Mr. Bencze, Motion Seconded By: Mr. Merrihew  
**All in Favor:** Mr. St. Onge, Ms. Yaworski
4. **Other Business:** Paul O'Leary – Town Code Enforcement Officer- None  
Pete Edwards – Village Code Enforcement Officer- None
5. **Meeting Reminder:** November 24, 2021 (Possible reschedule due to the Thanksgiving Holiday)
6. **Motion to Adjourn:** Mr. Bencze, **Motion Seconded By:** Mr. St. Onge  
**All in Favor:** Mr. Merrihew and Ms. Yaworski