

**VILLAGE OF FREEVILLE
PLANNING BOARD
SPECIAL MEETING MINUTES
September 19, 2023**

A special meeting of the Village Planning Board was held at the Village Hall, 5 Factory Street, Freeville, NY on Thursday, September 19, 2023. The purpose of the meeting was a Preliminary Site Plan Review and Public Hearing as well as a Final Site Plan Review (if possible) for an application of 9 Groton Ave, placed by landowner Jeff Rosen.

Present were: Vice Chairman Justin DiMatteo, Member Melanie Allen, Member Tom Cavataio and Member Ryan Maher. Also present were Deputy Clerk Deborah Rude, Code Official Casey Drader, applicant Jeff Rosen, and resident Charles Hunt.

The Preliminary Site Plan Review was called to order at 7:01 pm by Vice Chairman DiMatteo.

Mr Rosen shared the reason for the application; he is planning to sell 9 Groton Ave, and the bank is requiring a new well to be installed. The house is currently one of 3 properties on a shared well; the well and pump are located at 3 Groton Ave, going through the yards behind the properties. There is a confirmation that the DEC has approved an application and issued a well number.

The Planning Board discussed necessary information including the material specifications and estimated project construction schedule. Mr Rosen stated that there may be a delay due to financing by the purchaser. Chairman DiMatteo determined that there is not a strict timeline for the application, and therefore he can update the Planning Board as he gains clarity. The Planning Board also determined that all applicable paperwork was submitted with the application.

The Planning Board then moved on to a Public Hearing for the project, at 7:16pm.

Chairman DiMatteo opened the floor to public comment. Neighboring landowner, Charles Hunt, stated that he is in favor of the project, because of the necessity for selling.

No other members of the public were present. The Public Hearing portion of the meeting ended with no objections.

The Final Site Plan Review meeting began at 7:20pm.

It was determined that all required paperwork was ready and the project could be voted upon. Member Cavataio made a motion to approve the Site Plan Application, Member Maher seconded, and all members voted Aye. The Application was approved as is, and passed on to the Code Official for filing.

Member Maher made a motion to adjourn, seconded by Member Allen. All Members voted Aye.
The meeting adjourned at 7:28pm.

Respectfully submitted,

Deborah Rude
Village Deputy Clerk