**Present:** Scott VanAken, Steve Buerman, John Boeckmann, Lee Sanders, Jefferey Flower, Julie Vanderwall, Board members. Stuart Gwilt, Chairman, Steve DeHond Code Enforcement Officer

**Absent:** Julie Vanderwall and Nichole Ruggles

**Also, present:** Jon Jones and Walter Winianrczyk

**Application # 4637-22**: Submitted by Walter Winianrczyk for James Herberle who is requesting to consider Site Plan Approval to subdivide 2 lots to create 1 flag lot on property located at 3815 State Route 96, tax map# 32.00-2-36.100 in an R-1 district pursuant to Chapter 325 Section 325-19-E.

Stuart Gwilt, Chairman reviewed the public hearing notice at this time. The ZBA approved this application and I have no further questions.

Walter Winianrczyk presented the plans to the board while reviewing the site plans.

Scott VanAken, no further comments beyond the ZBA’s full approval.

Steve Buerman, questions regarding the property lines and driveway. Review of the survey map was completed at this time.

Walter Winianrczyk, clarified the properties are separate while reviewing the survey map with the board.

A motion was made by Stuart Gwilt to approve application #4637-22 for Site Plan Approval to subdivide 2 lots to create 1 flag lot on property located at 3815 State Route 96, tax map# 32.00-2-36.100 in an R-1 district pursuant to Chapter 325 Section

325-19-E.

Motion seconded by Steve Buerman. All voted “Aye.” Motion carried.

**Previous Minutes:**

A motion was made by Lee Sanders to approve the meeting minuets, which took place on November 15, 2022. Motion was seconded by Steve Buerman. All voted “Aye.” Motion carried.

At this time the meeting was stopped at 7:07pm.

Respectfully submitted,

Stuart Gwilt Nichole Ruggles

Planning Board Chairman Recording Secretary