

Town of Plattekill

Scott F. Mandoske
Code Enforcement Officer
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Hours: M-F 9:00AM – 4PM

March 18, 2021

NOTICE OF DETERMINATION

To: Anthony Dirago
149 Freetown Rd.
Walkkill, NY 12589

RE: Site Plan
LOCATION: 153 Freetown Rd
S/B/L: 101.2-1-4 &7
ZONE: BD- 60

PLEASE TAKE NOTICE that upon review, the following determination(s) were made:

The proposed project appears to meet the Definition of "Outdoor Recreation and Amusement" as defined in Section 110-6:

OUTDOOR RECREATION AND AMUSEMENT

Any and all outdoor amusement and recreation uses, parks and playgrounds and associated facilities and structures, when all or a substantial portion of such activity is outside a building or structure and is intended and shall include uses employing modification of the natural terrain such as the construction of slopes, slides, runs, paths, courses or other improvements to assist in the activity, as well as uses which leave the land in a passive or undisturbed state, excluding commercial operation of off-road and motor vehicle uses in all residential zoning districts, including HR-1, RS-1, RR-1.5, AG-1.5 and M-3.

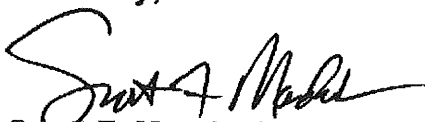
Outdoor recreation and amusement is a special use in the BD 60 zone, and is regulated by Section 110-45.

As per the July 28, 2020, planning board minutes, technical review comments by Pat Hines, planning board engineer, Item #3; the Building inspector makes "determinations" not interpretations. If an "interpretation" is required it would need to be reviewed by the Zoning Board of Appeals.

Your application will be forwarded to the Planning Board for further review.

If there are any questions, please do not hesitate to contact this office.

Sincerely,



Scott F. Mandoske
Code Enforcement Officer