

TOWN OF KIRKLAND

PLANNING BOARD

LUMBARD HALL

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TOWN OF KIRKLAND

Planning Board Meeting-Minutes

July 27, 2026

Present: Vice Chair Todd Kogut,

Planning Secretary, Melinda Albertine

Members: Dan Rogers, Mike Teesdale

Absent: Chairman, John Hecklau and Mark Harjung

Vice Chair Todd Kogut called the meeting to order at 7:30 p.m.

<u>Scotty B's Sales & Services owner Scott Bechtel Jr</u>	<u>7572 NYS Route 5</u>
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<u>Tax Map # 327.003-1-3.2</u>	<u>Zone: C</u>
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<u>discussion of site plan review of existing businesses</u>	<u>Discussion:</u>
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Scott Bechtel and his parents, Scott and Maryanne Bechtel appeared before the Board regarding a previous subdivision that was approved and Mr. Bechtel's business operation. The Board is requiring an engineered site plan to be submitted. If Mr. Bechtel plans to construct a new building or an addition, he will need a building permit and will need show the building/setbacks on the new site plan.

- A subdivision map was presented; the Board discussed the need for that to be updated as a Site Plan and label the map accordingly.
- The Board mentioned that the Site Plan shall reflect what is in narrative. The proposed usages mentioned in the narrative shall be labeled on the Site Plan.
- The Board mentioned if an addition or new building is going to be proposed; to show that on the Site Plan.

<u>Attorney Stuart Finer on behalf of Michael Stanton</u>	<u>28 Robinson Road</u>
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<u>Tax Map # 337.000-2-29</u>	<u>Zone: PD</u>
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<u>3 apartments</u>	<u>Discussion:</u>
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Attorney Stuart Finer and owner Michael Stanton appeared before the Board. The Board briefly talked about the proposed apartments and the letter that was submitted to the applicants Attorney sent by Town Engineer, Curt Nichols, Delta Engineering and dated July 20, 2026. The letter stated concerns for emergency egress for the bedrooms, site lighting, and septic tanks.

Attorney Finer handed out revised drawings addressing a second means of exit for the bedrooms. The applicant, Mr. Stanton, states the lighting is a non-issue and will be on from dawn to dusk. Mr. Stanton states that he has installed more lighting than he needs. The Mr. Stanton and his Attorney also state that there is a 750 gallon and a 1500 septic tank on site. The issue with the tanks were addressed at a meeting at the site.

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Attorney Finer asked if anyone on the Board was affiliated with Delta Engineering, Vice Chair Todd Kogut answered that he is employed by Delta and is not actively working on this project with Curt Nichols/Delta Engineering.

Attorney Finer will have their engineer reach out to Delta regarding the emergency egress from the bedrooms. Once this is addressed Attorney Finer and Mr. Stanton will come back to the Board.

There being no further business on the agenda, the meeting was adjourned at 10:05 pm.

Respectfully Submitted,


Melinda Albertine
Secretary