

## **Village of Wampsville Planning Board**

**April 15, 2025**

### **In Attendance**

Board Members: Justin Sztatler, Kyle Ortlieb, Bill Colvin, Kathy Anania, Jim Rafte

Also in Attendance: Mayor Jerry Seymour, Debby Waxenfeld, Carol Colvin, Ray Hatch, Michael Musacchio, Wayne & Mary Ann Anderson, Marcia Rafte, Lori Seymour, Doug Bailey

### **Call to Order**

Justin Sztatler called the Planning Board Meeting to order at 6:30 pm.

The Pledge of Allegiance was recited.

### **Minutes**

- Jim Rafte made a motion to approve the March minutes, Bill Colvin seconded the motion. All in favor – motion carried.

### **Old Business**

- An hour of training was completed at the March meeting by Justin, Kyle and Bill. A total of four hours is needed for the year.

### **New Business**

- Michael Musacchio and Ray Hatch presented the board with a preliminary drawing of the property located at 100 South Court Street. Michael would like to open up a pizza restaurant on the premises. The board presented them with some questions regarding parking, green space, signage, traffic flow, septic tanks, overall look of the space, and seating capacity. Michael advised that the restaurant would seat 70-75 people, would have a bar and arcade inside and an outside patio area. He will repave the parking lot and it will have approximately 15 spots. He is looking into additional parking across the street. A special use permit will be needed as this is a restaurant in a zoned residential/commercial use area.
- A motion was made by Kyle Ortlieb to make the Village of Wampsville the lead agency on the pizza project. Kathy Anania seconded the motion and All were in favor.
- Jim Rafte made a motion to hold a public hearing on May 20, 2025 to approve a special use permit for the restaurant. Kathy Anania seconded the motion. All in favor- motion carried.

### **Adjournment**

- Motion to adjourn the meeting at 7:33 p.m. was made by Jim Rafte and Bill Colvin seconded. All in favor – motion carried.
- Next regular meeting which will also be a public hearing will be May 20, 2025.