DUNE ACRES PLAN COMMISSION
MINUTES June 4, 2025

The meeting was called to order at 7:00 pm by Thomas Cornwell. Present were David Reaick, Mary Boeke, Alex Demkovich, Robert Lauer, and Thomas Roberts. Absent was Richard Hawksworth. It was motioned by Thomas Roberts, with second by Mary Boeke, that the minutes of the May 1, 2025 meeting be approved as presented. Favorable vote was unanimous.

Presented were the final plans for the residence at 18 Summit Drive. The owner, Dragan Muvceski, and his contractor Christopher Muvceski, were present. Comunication related to this project started in April of 2021. The proposed house is straight forward. Substantial complexity results from the challenges related to preparing the site to accommodate the house. The site slopes severly downward to the north by as much as 70 feet. Two retaining walls are planned: one will rise as much as 10 feet above fiinished grade and the other as much as 7 feet above finished grade. Portions of the structure will also rise above grade. For example, the garage floor at its northwest corner is 17 feet above existing grade and 7 feet above finished grade. The garage is part of the lower level of the structure. The retaining walls and the foundation of the house will be anchored to the ground by over 100 helical piles. Extensive excavation will be required. Projection is for a cut of 247 cubic yards and fill of 645 cubic yards. This results in the need for an additional 398 cubic yards of fill. In addition to the usual architect and civil engineer, additional professionals have been employed. They are listed in the provided narrative. Great Lakes Engineering has been retained to evaluate the project and advise Dune Acres on the plans, and is also available to assist the Town in monitoring the process. Great Lakes Engineering's review of the plans has been circulated. Findings are as follows:

	Required	Proposed
floor area ratio (46.116)	5387.4 sqft allowed	2873 sgft=main 1745
+		lower 570+garage 558
front yard (46.117)	25 ft.	26 ft.
rear yard (46.118)	35 ft.	68 ft.
side yard (46.119)	30 ft.	35 ft.+79 ft.
height (46.120)	30 ft.	28.2 ft.
stories	2.5	2
utilities	buried	will be buried
septic	PCBH	approved and in place
parking	4	2 garage+2
driveway		
lighting	dark sky	will be dark
sky		

The Town of Dune Acres has specified 1) that the non-disturb area be delineated by snow fencing and 2) that construction access to the site be only from Summit Drive

It was moved by Robert Lauer, with second by Mary Boeke, that the findings be approved. Favorable vote was unanimous. It was moved by Thomas Roberts, with second by Robert Lauer, that an improvement location permit for 18 Summit Drive be approved with the exception of a revised landscaping plan. Favorable vote was unanimous.

The other item on the agenda is a proposed retaining wall at 23 Crest Drive. Property owners are Charles and Carolyn Weinberg who wish to construct an Allan Block retaining wall south of and roughly parallel to their driveway. The driveway also provides access to 21 Crest Drive. Piping that handles water runoff from the drive and parking areas will be rerouted to the bottom of a depression to the south of the proposed retaining wall. Fill will be needed for the area beween the existing drive and the proposed retaining wall. Findings are as follows: 1) the proposed retaining wall is located on the Weinbergs' property and 2) the retaining wall does not exceed five feet in height in a required side yard.

It was moved by David Rearick, with a second by Thomas Roberts, that the findings be approved. Favorable vote was unanimous. It was moved by David Rearick, with second by Robert Lauer, that an improvement location permit for 23 Crest Drive be approved. Favorable vote was unanimous.

Meeting adjourned at 8:20 pm.

Respectfully submitted,
Joan Rearick, secretary