

PLANNING BOARD
MINUTES FOR FEBRUARY 17, 2009

Two (2) public hearings were scheduled for this meeting and the public was invited to come forward to examine maps and ask questions. William Creen, Chairman, opened the meeting at 7:30p.m. Present were William Creen, Tom Francello, Carole Furman, Ken Goldberg, Howard Post, James Bruno and Dan Weeks. Jeremy Kane, Town Planner and Nancy Campbell, Liaison were present.

A motion by Post, seconded by Furman to accept January 2009 Minutes. All in favor, none opposed, carried.

PUBLIC HEARINGS:

Francello- recused

1. Special Use Permit-Win One for Jesus-Rt. 32S-Opened public hearing at 7:31p.m. Maps presented by Duane and Tammara Taylor. They explained the 6 to 12 month spiritual and supportive program to help a total of 10 women, who have graduated from a substance abuse program, or their children get back into the working community. There are 10 beds available in the house. Once the 10 beds are occupied with either women or their children then the house is full.

Comments: Dave Mauro speaking for his father, Sal-concerned with the house being run by qualified personnel and drainage problem discussed by Building Dept. and is a condition and not rectified and the screening is nursery grade and needs to be maintained. Creen-they are sponsored by USA Teen Challenge and no work has been done on site plan, all will be done together and conform now. They will need to maintain trees and rectify drainage.

Al Charney-make sure the rules are enforced as they are 10 previous drug users. Creen-a special use permit is renewed annually and they have to meet accreditation standards. They will set up, start running and then receive accreditation and enforced by Building Inspector. If violated or a complaint is made and not rectified then can be shutdown. The accreditation is of public record and can be reviewed by you.

Tom Francello-application said complete drug program, does not state USA Teen Challenge Levels in the application. The application also does not mention children living with the women and who will be watching them. Taylor-the children are the mother's responsibility and they will have to find and take them to daycare. They will be using public transportation, no vehicles of their own. Creen-if different will have to amend the application. Taylor-there will be an office manager and a house manager there during the day. Tom Francello-site plan question-can they put in speed bumps. Taylor-they share the road but road is on their property, they will do something. Creen-

Building Department will review. Tom Francello-With the Teen Challenge situation-who is liable. Creen-liability on owners not Teen Challenge. Teen Challenge sets up standards to follow and if accreditation is pulled by Teen Challenge then the Special Use Permit will also be pulled.

A motion by Post, seconded by Bruno to close hearing at 8:00p.m. All in favor, none opposed, carried. Creen-here for Special Use Permit do site plan later.

Taylor said they will accept women from the Teen Challenge program first and then will accept women from a Rhinebeck program or other programs. Taylor-they have their one year Teen Challenge review in a few months then they will have their accreditation. The Taylor's do not live in the house but are always there. Christine, Program Director, spoke and told the Pl. Bd. that she has a degree in Psychology and Bachelors degree and 13 years experience and she will advocate and guide the women. The house manager has 1 year experience working in another house. Other staff who are not licensed will oversee not make decisions. Taylor-women will be independent, this program is to guide them not treat them. D. Weeks-house manager and staff that are there 24 hours should have some crisis training. Christine-yes will be trained. Tom Francello-"staff"—he does not want this place to turn into a meeting place, was supposed to be for housing not a lot of cars coming and going. Taylor-no, not a lot of staffing but will have meetings. Helen Francello-what about medication—who will be disbursing it or will it be locked. Creen-medication stored and they will ask to take their medication when it is time. Taylor-they will be part of the community and would like the community to treat them right and help them, door will be open for neighbors to come over and share their talents in cooking, sewing, etc.

Prepare a Resolution after approvals tonight. Pl. Bd. will vote on Resolution next month or after Attorney reviews. Pl. Bd. will review and vote on Resolution and inform Taylors. Taylors will review Resolution before signed by Creen. A motion by Creen, seconded by Goldberg to grant approval for the Special Use Permit based on submittals of Teen Challenge and our review along with Stipulations and Amendments made to them. All in favor, none opposed, carried. Received receipt cards. Francello-returned.

Furman-left meeting due to Health reasons.

2. Minor-Jorian and Tania Trowbridge-Terra Lane-Opened public hearing at 8:30p.m. Maps presented by Don Brewer. Smith owned then sold to Trowbridge and now subdividing those 5 acres and deeding back to Smith. Stone art structures being built on this piece. Access by Terra Lane. Add a culvert to solve flooding problem. Access existed since 1920's and crossed stream there. Provide contours. They are not building but needs to prove it is buildable. The 27 acres have an access off Rt. 212. Brewer said he can add a NOTE on map saying in future if they build will get Health Dept. approval. No comments. A motion by Post, seconded by Bruno to close hearing at 8:33p.m. All in favor, none opposed, carried. Kane: issues are access off Rt. 212 for future building, amend to show that Parcel 2 connects to Rt. 212 and bridge enhancement. Resolve before approval of subdivision. DEC wants another culvert shown. Creen-concerned with zigzag access off Rt. 212 because in future that parcel could be subdivided again. Terra Lane is too long for public road access for future subdivision. Needs to show that the zigzag access off Rt. 212 can be an approved access with all necessary permits for

future development if and when subdivided. Needs a potential approval for a bridge for access. Pl. Bd. decision- but a NOTE on map – NOT a building lot and remove house and septic system from map and show there could be a ROW on Lot 2. Show grades, bridge elevation and layout of road for ROW. Kane-submit a plan for next month with all discussed and Pl. Bd. can vote in March. Kane will write a letter to applicant to explain. Received receipt cards.

OLD BUSINESS:

1. Site Plan-Babu Vaghasia-Kings Highway-Maps presented by Bruce Utter. Update-removed 15ft. wall sign and if needed in the future will apply for a variance with ZBA. Flag poles are 25ft. high. They are still reviewing the clapboard siding as the building might be too large for horizontal siding. Reviewed Co. Pl. Bd. comments. They are considered an outside user for water and have met with Village and Town for water usage. In MS4 district-form needs Town Planner's signature. Will need a booster pump for water and a grease trap if a kitchen is installed. This is a lot line revision and a site plan project. Need curb cut and water and sewer approvals. Creen-need to send an updated map to Co. Pl. Bd. and Town Engineer for their files. A motion by Post, seconded by Bruno for a Neg Dec for lot line revision and site plan. All in favor, none opposed, carried. A motion by Post, seconded by Bruno to grant Preliminary Plat approval, waive submission of Final Plat and grant Conditional Final approval on this lot line revision and site plan pending Co. curb cut approval, Village water agreement, copy of reviewed Engineering plans sent to Co. Pl. Bd. and receipt of final Lot line revision map and fees paid. All in favor, none opposed, carried.

2. Site Plan-Century Bonded Concrete-Kings Highway-Maps presented by Richard Praetorius. Update on Town Engineer review, stormwater plan and Co. Pl. Bd. review. Has Co. curb cut approval. For stormwater plan, they will drop the floor of the building 4ft. for positive drainage to rear of site. Handrail is needed on top of wall for pedestrians. Will use Town water when supplied to Kings Highway area and if said Town water is not supplied then they will update their Co. Health Dept. approval. Kane-prepared Part 2 of Seqr. A motion by Goldberg, seconded by Post for a Neg Dec. All in favor, none opposed, carried. A motion by Post, seconded by Weeks to grant Preliminary Plat approval, waive submission of Final Plat and grant Conditional Final approval pending water and sewer approval, handrail for truck ramp, tinted tan silos and 6ft. trees planted and fees paid. All in favor, none opposed, carried.

3. Site Plan-Mark Gottenberg-Rt. 32N-Maps presented by Tom Conrad-Used car sales where old police cars are parked. Site plan shows 50 parking spaces and a shrub planter container on each side of lot. Suggestions: Receive approval for 49 cars in back and not the ones that are hanging over the State land that are there now. Discussed a combination of a fence and planters or shrubs in between at 10ft. intervals. A 4ft. fence in sections that could be removed or on hinges for easier access to park cars. Screen each side of the lot also not just the road frontage. Also suggested planters or shrubs 25 ft. on center to break up sight instead of a fence. Have cars start 35ft. back off Rt. 32. He is now encroaching on State property. Send a letter to Tom Story of DOT, when approved

to inform DOT. A motion by Weeks, seconded by Goldberg to construct a 4ft. high removable continuance fence. All in favor, none opposed, carried.

4. Site Plan Amendment-Anthony Bacchi / Lazy Swan-Old Kings Highway-Maps presented by Les Walker. Minor changes to site plan. Moving buildings for better views and usages. Creen-they are not increasing building area. Walker-restaurant building contained 3 restaurants now 1 big one and 3 other buildings will be turned. A motion by Creen, seconded by Bruno stating this is not a significant change, will update plan and Pl. Bd. will sign revised plan. All in favor, none opposed, carried. Need to pay fees.

5. Major-John Rinaldo and John Stowell-Rt. 32S-No representation-J. Kane informed the Pl. Bd. that this project is active again and they will be submitting updated maps.

PRE-HEARING CONFERENCE:

1. Minor-Pamela Pentony-Old Patch Rd.-Maps presented by Gary Harvey. Subdividing 11 acres into 7.5 acres and 4 acres. Selling the 7.5 acres. Both lots have road frontage and an existing wood road for back parcel. Needs Co. Health Dept. approval. A motion by Goldberg, seconded by Bruno to declare this an Unlisted Action. All in favor, none opposed, carried. A motion by Post, seconded by Bruno to grant sketch plan approval and to schedule a public hearing for March 17, 2009. All in favor, none opposed, carried.

2. Minor-Angelo DiLeo-Rt. 32N-Maps presented by Gary Harvey. Subdividing 38 acres into Lot 1 of 22 acres that has an existing house and garage and Lot 2 that has 15 acres. Discussed the existing access to be used for both lots, being 50ft. wide and needing an upgrade on curb cut. Needs to submit an Engineer approval letter for septic. A motion by Goldberg, seconded by Bruno to declare this an Unlisted Action. All in favor, none opposed, carried. A motion by Post, seconded by Bruno to grant sketch approval and to schedule a public hearing for March 17, 2009 if applicant provides updated maps. All in favor, none opposed, carried.

MISCELLANEOUS:

1. John Cimorelli-received 2 signed maps.
2. Connie Zack- received 2 signed maps.
3. Gerta Muellner-received 2 signed maps.
2. Received ZBA approved December Minutes on February 17, 2009.

Since there was no further business to discuss, a motion by Creen, seconded by Bruno to adjourn the meeting at 10:30p.m.

Respectfully submitted:

Juanita M. Wilsey,
Recording Secretary