

PLANNING BOARD  
MINUTES FOR SEPTEMBER 15, 2009

No public hearings were scheduled for this meeting. William Creen, Chairman, opened the meeting at 7:30p.m. Present were, Carole Furman, James Bruno, Dan Weeks, William Creen, Ken Goldberg, Howard Post, Tom Francello and Alternate Bill Hayes. Jeremy Kane-Town Planner and Nancy Campbell, Liaison was present.

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

PUBLIC HEARINGS:

NONE

OLD BUSINESS:

1. Site Plan-Highland Cliffs / Robert Sherman-Skyline Drive-Maps presented by Richard Praetorius. Neighbors all came out for discussion. Creen informed them that this was not a public hearing. They will be notified when there will be another public hearing and that they were welcome to stay and listen to the update. Planning Board will make a decision on how to handle this project after a scoping session. Discussion: Goldberg has reviewed all old Minutes from 2/06 to 5/07 and found that the public hearing was closed and questioned that the time has expired. Creen-it was a mutual agreement since the Moratorium stopped all discussion and they have been working on answering all public hearing issues and now have come back to proceed. Goldberg-would like legal opinion on how this should proceed. Creen-the Pl. Bd. cannot make any decisions tonight if they need a new application, if it should be under old or new Zoning Laws, will gather information tonight. Richard Praetorius-Update-same owners as previous-after public hearing there was the moratorium and Pl. Bd. could not discuss. Applicant does not feel this is an issue on 62 days expiration, it was discussed that it was on hold. Last time they presented condos and duplex buildings. NOW plan on apartments – 36 two-bedroom apartments and 29 one-bedroom apartments and L shaped. They have shortened the road, removal of rock has decrease 50 to 60%, submitted a new EAF and have investigated the road extending to Rock Maple Rd. and to neighbor's parcel but with cost and ownership this is not possible. Issues from last public hearing: number of students for schools, inter-connection access and traffic. Has submitted a new and revised traffic study-found no significant change. Praetorius-want to get some direction from Pl. Bd. on traffic before they do anymore work. Creen- submit then and now and will compare. Discussed if apartment versus condos would differ in number school children, notify fire department (we will send when receive updates) and with traffic study volume of project would not change but Rt. 9W has changed with added gas station

and Anderson School. Pl. Bd. will review and discuss with Praetorius. The Pl.Bd. did not take any action on this project.

PRE-HEARING CONFERENCE:

1. Site Plan-Aristotle Moshos-York St.-No representation.
2. Lot line revision-Charles Merritt, Jr.-Rt. 32-Walter Eckert from B & L-CMJ parcel was about 10 acres now about 8 acres. Line adjustment to gain access to ROW to Tucker property. Includes cabin and will improve dirt road. Need agreement for access to CMJ property in back which is all pond and not buildable. Questions on pond outlet for drainage-it is a gravel pit for mining and has been there forever and never overflows and access should be in Deeds of Tucker, CMJ and Strohsahl. A motion by Post, seconded by Furman to waive public hearing per Section 323. All in favor, none opposed, carried. A motion by Goldberg, seconded by Post to declare this a Type II Action. All in favor, none opposed, carried. A motion by Post, seconded by Weeks to grant Preliminary approval, waive submission of Final Plat and grant Conditional Final approval pending submission of corrected map extending access to CMJ pond parcel and signatures. All in favor, none opposed, carried.
3. Lot line revision-Anthony Bacchi-Kings Highway-maps presented by Walter Eckert from B&L-Lazy Swan acquiring 20 acres from Athans/Papadopoulos and adding to their parcel and not a separate building lot. Athans, et al will retain 4+- acres. A motion by Goldberg, seconded by Furman to declare this a Type II Action. All in favor, none opposed, carried. Kane-changing more land than minimum lot area so this is not covered under Section 323. A motion by Furman, seconded by Post to grant sketch approval and schedule a public hearing for October 20, 2009. All in favor, none opposed, carried. They can agree between them and Athans in order to mow, etc.
4. Lot line revision-Hans and Henrietta Gunderud-Church Rd.-Maps presented by Richard Praetorius for Tom Conrad-Conveying house lot to son. Retaining back lot. Two separate lots already. Lot line adjustment to place entire existing drive onto back lot. A motion by Goldberg, seconded by Furman to declare this a Type II Action. All in favor, none opposed, carried. A motion by Post, seconded by Furman to waive public hearing per Section 323. All in favor, none opposed, carried. A motion by Post, seconded by Furman to grant Preliminary Plat approval, waive submission of Final Plat and grant Conditional Final approval pending signatures on reproducible map. All in favor, none opposed, carried.
5. Major-Raymond Bergen / Edward Conathan-Lotus Lane-Maps presented by Raymond Bergen-thought they had 35 acres after survey have 30+. Subdivide into 12 lots. The largest lot will be 10 acres. The 1-acre unused acreage will be in the middle and owned by an Association. There are 4 lots that have existing buildings: 2 houses, a rental and an office. Discussed conservation subdivision laws, floodplain and having 10 lots. Powder Mill Road has drainage and run off, 300ft. setback from river. Discussed regular 8 lot subdivision versus conservation subdivision gives you 10, stormwater plan, constrained land formula, affordable housing. Decided to get a seminar with Rupco and

use for Pl. Bd. members' training hours. No action will be taken until they decide which way to subdivide.

Contact Rupco for training session – either Kane or Nancy Campbell.

MISCELLANEOUS:

1. Received August 2009 ZBA Minutes on September 17, 2009.
2. Emilia Popowicz-received 2 signed maps.
3. Discussed having Rupco in for a 3 hour credit seminar. Nancy Campbell agreed.

Since there was no further business to discuss, a motion by Bruno, seconded by Post to adjourn the meeting at 9:35p.m.

Respectfully submitted:

Juanita M. Wilsey,  
Recording Secretary