

PLANNING BOARD
MINUTES FOR OCTOBER 20, 2009

Two public hearings were scheduled for this meeting. William Creen, Chairman, opened the meeting at 7:40p.m. Present were, Carole Furman, James Bruno, William Creen, Ken Goldberg, Tom Francello and Alternate Bill Hayes. Absent were Howard Post and Dan Weeks. Jeremy Kane, Town Planner, was present. A motion by Francello, seconded by Goldberg to accept September 2009 Minutes. All in favor, none opposed, carried.

PUBLIC HEARINGS:

1. Lot line revision-Athans/Papadopoulos and Anthony Bacchi/Lazy Swan-Old Kings Highway-Opened hearing at 7:42p.m. Maps presented by Chris Zell. Adding 20 acres to the Lazy Swan project. Leaving 4 acres for Athans/Papadopolos. Comments: Robert Peterson-getting back piece or all the way to Old Kings Highway and also any disturbance of the stream that runs thru his property and the subdivided piece. Bacchi-just in back and will get a permit to clean out and make stream straight across that is all. A motion by Bruno, seconded by Furman to close hearing at 7:45p.m. All in favor, none opposed, carried. A motion by Furman, seconded by Goldberg to grant Preliminary Plat approval, waive submission of Final Plat and grant Conditional Final approval pending signatures. All in favor, none opposed, carried. Received receipt cards.

2. Minor-Ward Fleming-Augustine Rd.-Opened hearing at 7:50p.m. Maps presented by Ward Fleming. Subdivide 33 acres into 15 acres and 18 acres. No comments. A motion by Furman, seconded by Bruno to close hearing at 7:52p.m. All in favor, none opposed, carried. No revised map. Needs to add comments from July 2009 meeting – NOTE on map stating not for purpose of building, needs Signature Blocks, Zoning Block and subdivision property line. Submit revised map for November 17, 2009 meeting.

OLD BUSINESS:

1. Site Plan-Highland Cliffs / Robert Sherman-Skyline Drive-Cancelled.

2. Major-John Stowell-Rt. 32S-Maps presented by Chris DiChiaro of Rothe Surveying. Update –9 lots, changed road so in future can connect with Crowne property and updated stormwater plan. A motion by Creen, seconded by Goldberg to refer to Highway Department for approval. All in favor, none opposed, carried. Need to submit Long EAF. Discussed having a cul-de-sac until the connection to Crowne property is feasible.

PRE-HEARING CONFERENCE:

1. Minor-Mario Dimisa-Benny Lane-Maps presented by Tom Conrad for Jeff Hogan. Received Health Dept. approval. Discussed Road Maintenance Agreement, Dan Lamb, Esq. believes one was prepared, if not will prepare one. A motion by Goldberg, seconded by Furman to declare this an Unlisted Action. All in favor, none opposed, carried. A motion by Furman, seconded by Hayes to grant sketch approval and schedule a hearing for November 17, 2009. All in favor, none opposed, carried.

2. Site Plan - Special Use Permit-Amanda Zaslow-Moseley/Amiee Szparaga – Fawn Rd-Maps presented by Michelle Isinstat and Amanda. Has special permit for B&B want to change to an Inn. They have 5 rooms- illegally now. Need to fix staircase and address all Code issues. Changing B&B to Inn due to number of rooms and owners living in accessory building. Wants to build a pavilion for classes, yoga, guest relaxing, community use, etc.-need to discuss with B. Inspector. Limited use due to septic. Added additional parking. Both B&B and Inn need the same Zoning Laws so no public hearing is needed. A motion by Furman, seconded by Goldberg to accept as an Amendment to Site Plan. All in favor, none opposed, carried. Kane will prepare Resolution. Creen signed the Amended Site Plan and received two copies.

3. Lot line revision-James Dargan / James Flaherty and Robert Skibsted-Emerick Rd. to Rt. 9W and Meadow Lane-Maps presented by Tom Conrad-NY State owns a small piece and Dargan will subdivide 2 acres to Skibsted for a future driveway. Legal access now is from Emerick Road. Needs a public hearing due to 2 acre size. A motion by Goldberg, seconded by Hayes to declare this an Unlisted Action. All in favor, none opposed, carried. Kane asked if they know where road will be built, they are not sure yet. A motion by Furman, seconded by Bruno to grant sketch approval and schedule a public hearing for November 17, 2009. All in favor, none opposed, carried.

4. Lot line revision-Edward Jabs-River Drive-Maps presented by Tom Conrad. This is an un-subdivision. Has 3 existing lots. Selling Lot 3 along with Lot 2. Buyer wants them combined. Will delete lot line between the Lots. A motion by Goldberg, seconded by Furman to declare this an Unlisted Action. All in favor, none opposed, carried. A motion by Furman, seconded by Goldberg to grant sketch approval and schedule a public hearing for November 17, 2009. All in favor, none opposed, carried.

MISCELLANEOUS:

1. CMJ/Merritt & Edward Tucker-received 2 signed maps.
2. A motion by Goldberg, seconded by Creen to recommend to the Town Board to Amend Section 323. All in favor, none opposed, carried. Kane will draft Amendment for submittal to Town Board. Draft to be completed for November 17, 2009 Meeting.

Since there was no further business to discuss, a motion by Bruno, seconded by Francello to adjourn the meeting at 8:35p.m.

Respectfully submitted: Juanita M. Wilsey, Recording Secretary