



PLANNING BOARD MINUTES
FOR DECEMBER 20, 2016

The Pledge of Allegiance.

One public hearing was scheduled for this meeting and the public was invited to come forward to examine maps and ask questions. Howard Post, Chairman, opened the meeting at 7:34p.m. Present were Howard Post, Kenneth Goldberg, William Creen, Michael Tiano, Len Bouren and Daniel Ellsworth. Absent were Paul Andreassen and Carole Furman. James Bruno, Liaison, was present. MaryAnne Wrolsen, CAC, was absent. Dan Shuster, Consultant, was present.

A motion by Goldberg, seconded by Tiano to accept the November 2016 Minutes. All in favor, none opposed, carried.

PUBLIC HEARINGS:

1. Minor-Linda Hartrum-Gil's Way. Plans presented by Thomas Conrad. Opened the public hearing at 7:36pm. Has Well and septic. No comments. A motion by Creen, seconded by Bouren to close hearing at 7:41pm. All in favor, none opposed, carried. Shuster-suggested to have a build out plan for any future subdivision not for this one now but for any more subdivisions. Town Highway Superintendent is fine with road now until he would need to review for the build out plan. A motion by Goldberg, seconded by Creen to grant Final approval pending the Condition of a Notation on plat that in future will need a build out plan. All in favor, none opposed, carried.

OLD BUSINESS:

1. Site Plan-Joseph Gambino-Rt. 32N. Plans presented by Joe Gambino. The UICoPIBd review presented "No County Impact". Building a 50 X 100sq.ft. metal building for equipment storage inside with radiant heat. There will be windows in front and doors on each end to drive through. Charcoal gray roof and light gray walls. Shuster-needs a diversified landscape plan. Gambino-plant Japanese maples. Shuster-make it a Condition to come back in planting season with a landscape plan. Gambino-3 to 4 trees spaced and building will cover up wood behind building. A motion by Goldberg, seconded by Tiano to grant Conditional Final approval pending the following Condition of a landscape plan during this Spring's planting season with varied plantings. All in favor, none opposed, carried.

2. Site Plan and Special Use Permit, Kaaterskill Solar LLC/David Smith, Old Kings Highway. Plan presented by Anne Waling, Zoning Manager. Submitted Agricultural Report and Wetland delineation. Will submit glare review. The SWPPP has drainage map in the back. The erosion map is incorporated too. Will have a gravel road and underground utilities. Grading will be done on roads only. Shuster-submission just for

roads then related to erosion. Infiltration will be submitted too. Shuster-Type I Seqr. so send to other Agencies, coordinate review and circulation after this meeting. Goldberg-what about a foundation. Waling-on steel pole sunk in ground and there will be no disturbance. There will be one concrete pad. Ellsworth-ground cover. Waling-minimal and will re-seed native mix. Ellsworth-is there room to mow. Waling-yes can mow. Shuster-is reversible can take poles and fence out. Goldberg-send to CoPIBd next month, others sign off before public hearing. Shuster-DEC, etc. none will want to be lead agency then Neg Dec after that then CoPIBd but can send to CoPIBd to see what they want. Waling-Dennis Doyle is aware. A motion by Goldberg, seconded by Bouren to schedule a public hearing for January 17, 2017. All in favor, none opposed, carried. Goldberg-having the community meeting. Waling-yes and print in paper. Goldberg-maybe Solarize can give you a mailing list. Waling-have talked with them. Post-also tell your Liaison, Len Bouren, when you have dates, etc.

PRE-HEARING CONFERENCE:

1. Lot Line Revision-Hans and Henrietta Gunderud-Church Road. Plans presented by Daniel McCarthy. Remove lot line around garage. Owner in 2009 moved line then garage then tried a few other line changes and now wants to resolve the encroachment. Driveway on owner property but needs ROW agreement. Shuster-there are problems and second garage is not on plans (garage on each parcel). Also does not fit in with Zoning for rear and other side so needs area variance. Owner talked with B. Dept. and with triangle can chose any side. Ellsworth-reduce already non-conforming. Owner is increasing neighbor's parcel. McCarthy-resolve encroachment and increase neighbor's parcel. Discussion on all subdivisions and a Quit Claim Deed. Ellsworth-needs to reconcile deeds. Shuster-does not show triangle as a parcel. McCarthy-did not know about the deed, will review again and decide what is needed. Post-PIBd would never have approved the old subdivision. Will table until next month. Owner-wants to close on house, has miss closing and renting but wants to get property in buyer's possession.

2. Lot Line Revision-Lisa Uvino/Roseann Decker-Malden Turnpike. Plans presented by Thomas Conrad. Two houses each have own septic and well. A lot line revision exchanging area giving more distance by house and is between family members. A motion by Goldberg, seconded by Tiano to declare as a Type II Action. All in favor, none opposed, carried. A motion by Goldberg, seconded by Creen to waive public hearing and grant Conditional Final approval pending all fees are paid and signatures. All in favor, none opposed, carried.

MISCELLANEOUS:

1. Received Zoning Board Materials.

Since there was no further business to discuss, a motion by Andreassen, seconded by Furman to adjourn the meeting at 9:00pm. All in favor, none opposed, carried.

Submitted by:
Juanita M. Wilsey,