

PLANNING BOARD
MINUTES FOR JUNE 17, 2008

Three (3) 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 7:34p.m. Present were James Bruno, William Creen, Tom Francello, Carole Furman, Ian Leaning, Ken Goldberg and Howard Post. Absent: Dan Weeks, Alternate. Jeremy Kane, Planner was present.

A motion by Goldberg, seconded by Leaning to accept May 2008 Minutes. All in favor, none opposed, carried.

PUBLIC HEARINGS:

1. Lot line revision-John Rinaldo and John Stowell-Rt.32-Opened public hearing at 9:00p.m.-No representation. No public present for hearing. Discussion on whether to hold open for next month. Depends on if Mike Vetere sent out cards. Will call Vetere. A motion by Creen, seconded by Bruno to leave hearing open until July 2008 if registered letters were mailed, if not this public hearing will be void and will need to re-advertise in paper. Goldberg abstained. Motion carried. Goldberg explained that he feels if people could not make this night but could next month, they would not know that the hearing was being held in July. Creen said good reasoning but motion was not changed. *****June 19, 2008 – talked with Vetere-he sent out cards but could not make the meeting-discussing what they want to do for July meeting*****

2. Site Plan-Anderson Foundation for Autism-Rt. 9W-Opened public hearing at 7:35p.m. Maps presented by Jeff Hogan and Maria, Facility Management, and Mary Doyle, Adult Services representing Anderson. A commercial building that was the old Flamingo Restaurant. Open from 9am to 3pm. School for adults with Autism or mentally challenged. There will be classrooms and offices. No over night stays. They have 3 vans bringing students in and taking them back home. Paved parking in rear and on the right side. The front will be green-space. Access off Rt. 9W will be narrowed. This will be the only access. Comments: Valerie Panaro-lives in Teicher condo-is parking right by them, number of students and ages, are all autistic or some mental problems. Maria and Mary-8 spaces on side and 12 in rear, ages are over 21 years old and will have autism and some mentally challenged. Panaro-putting up a fence. Answer-this is a school for adults to learn social skills-no playground or fence needed. Danielle Lammers-any additions to building. Hogan-interior construction with parking spaces and green-space in front. Hogan-will landscape in front and perimeter. Maria Pennisi-will the junk be removed. Hogan-materials on the left side will be removed. Panaro-number of students per teacher. Maria-6 to 8 students with 3 support staff. Joe

Roberti-number of students and how will they get there and non-for profit. Hogan-25 students and by 3 vans and yes non-for profit-pay no taxes. Pennisi-some owners in condos did not get notified. Hogan-followed the law with registered letters. Lammer-will the school reduce the value of our home. Creen-not significantly. Panaro-is this a done deal. Marie from School-explained that they have not purchased the property – it depends on Pl. Bd. approval. Panaro-they will not pay taxes but will she have to make up difference. Creen-no it will be the whole Town. This is first time they heard about Quik Chek and were very upset. Pennisi-did owner protest against Quik Chek and this one. Creen-do not know about Quik Chek and he is not here tonight. A motion by Post, seconded by Bruno to close hearing at 7:50p.m. All in favor, none opposed, carried. Post-discussed Quik Chek access. Maria explained letter dated June 17, 2008 with all the conditions. Kane read that letter and they would still need to open Rt. 9W access which is not good for Town. Discussed that Quik Chek is renting property from another company but they still have to follow zoning and Conditions from Pl. Bd. Creen-will make sure they follow and will have access shown on both Anderson School and Quik Chek maps. Furman-should other adjoining properties have easement too. Creen-not on residential property. Bruno-Anderson cannot refuse either. Creen-will have Town Attorney write something up for easement agreement. Maria-we will agree on the easement as long as we do not have to construct in case of different owner in future. Hogan-as for now the access will be off Rt. 9W and DOT wants a narrower access. Kane-summarized Co. Pl. Bd. comments: not agree on inter-cross easement and sidewalk by that easement. All other Co. Pl. Bd. comments agree on. Will make those two items Conditions in Resolution. Creen-reserve certain road space for sidewalks, not to be built now but for the future. Discussed right turn only but decided with heavy traffic and with traffic light would be difficult to make another turn to head South. Discussed landscaping. Maria-has financial limitations so will try to get a grant for future sidewalks. Joe Roberti-what about easement to Rt. 32. Creen-does not have easement to Rt. 32 and Anderson still would have to bear cost. Discussed that Rt. 9W would be a short cut to Quick Chek if traffic was backed up and people would turn into Anderson and not wait for Quik Chek entrance. Kane-there will be just one sign. Tom Macarille-sorry he is late, here to discuss traffic, turning lane into Twin Maples and also Quik Chek and safety for kids on Rt. 9W. Hogan-explained and just want to improve entrance. Macarille-make sure turning lane is done correctly. Creen-OK. Francello reviewed landscaping, will add juniper and deciduous trees by South side of parking lot. No lighting will be by 3 apartment buildings. School closes at 3:00p.m anyway. A motion by Post, seconded by Leaning for a Neg Dec. 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 Resolutions in Minutes, DOT approvals, fees paid and owner's signature. All in favor, none opposed, carried. Get on next Pl. Bd. agenda when changes are complete so the Pl. Bd. members can review and comment on before Final approval. Received Seqr. and Receipt cards.

Kane-get Standard Easement Agreement made up for all Projects – Town Attorney will draw up.

3. Minor-Jordan Schlanger-Bellwood Lane off Rt. 32N by campground-Opened public hearing at 8:35p.m.-Maps presented by Jeff Hogan. Bellwood Road is Town maintained with a 20ft. wide ROW to house on Lot 1. Has 34 acres-with existing barn and a house. Barn property has 24 acres and needs septic system and existing house has 9 acres. Comments: Jerry Miller-is road being made wider. Hogan-no 20ft. easement along private Bellwood Lane to make sure Lot 1 has a legal access-a ROW from center of road into Schlanger property so if in future and needs access it will be there. A motion by Post, seconded by Leaning to close hearing at 8:44p.m. All in favor, none opposed, carried. Received Health Dept. There are 3 houses existing and this one is the fourth. Needs Road Maintenance Agreement. A motion by Post, seconded by Bruno for a Neg Dec. 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 pending owner's signature, payment of fees and Road Maintenance Agreement. All in favor, none opposed, carried. Received Receipt cards and Seqr.

OLD BUSINESS:

1. Site Plan-Anthony Bacchi / Lazy Swan-Old Kings Highway-no representation.

Bruno-recused

2. Release of 6 lots-Timbest, Inc. – Bishop's Gate-Camelot and Sherwood Place-Maps presented by Jeff Hogan-Phase 11A-this is last Phase of project. Utilities done. Release Lots 147, 153, 154, 161, 162 and 163. Has a few more lots to release yet. Needs Health Dept. Copy sent to Town Engineer for Bond. A motion by Furman, seconded by Post to grant Preliminary Plat approval, waive submission of Final Plat and grant Conditional Final approval pending Health Dept. approval, fees paid and owner signatures. Goldberg abstained. Motion carried. Bruno-returned.

3. Extension on Major-212 Developers / South Peak-Rt. 212- A motion by Furman, seconded by Leaning to approve another 120 day extension for the Major subdivision for them to receive their approvals. All in favor, none opposed carried.

PRE-HEARING CONFERENCE:

1. Minor and 2 lot line revisions-Douglas Meyer-Warren Meyer Road-Maps presented by Bert Winnie-this is near Salt Shed on Glasco Turnpike-45 acres-subdividing 5 acres off and Lot 2 is to be added to McIntyre property. An existing Well and pump shed services 4 houses on Glasco Turnpike. There is an Agreement with S & S Salt that when Well is not needed anymore, the Salt Shed parcel will be purchased by S & S Salt and added to their property. So this is a minor subdivision with 2 lot line revisions. Discussion on how this can be done now and file the map when the lot line with Salt Shed has not taken place yet. There is an Agreement between Salt Company and Boice. Will need a copy of that Agreement. Has 20ft. ROW back to Lot 1 across Salt property. Kane-show 10ft. utility easement on line. Winnie-knows it is there but not sure exactly where. A motion by Goldberg, seconded by Furman to declare this an Unlisted Action. All in favor, none opposed, carried. A motion by Post, seconded by Furman to grant sketch approval and to schedule a public hearing for July 15, 2008. All in favor, none opposed, carried.

2. Major- revision-John Rinaldo and John Stowell-Rt. 32S-No representation.

Francello - recused

3. Special Use Permit-Win One for Jesus-Rt. 32S-Maps presented by Richard Mahon, Attorney, the Taylors and Jordan Valdina, surveyor. No changes from last year- an adult residential care facility. The issue is whether or not a State License is needed. OASAS said a license is not needed. Town Attorney Vagianelis has reviewed. This is a transitional home for women who have already completed a drug program and trying to fit back into the community. Social Services provided. Received site plan-no engineering changes. A counselor will be there at all times. Not for profit, tax exempt. Certified by Teen Challenge USA – ministry for all ages, a Christian facility for over 21 years of age. Question on any children residing there. If a woman has a child, yes. Will stay for a time frame of 12 months. They will need to have 3 recommendations and have to be accepted. There will be 3 managers who are licensed in program. If any problems the house manager will handle first then the supervisor and then the Taylors. Goldberg-what kind of certification does the staff require. Taylor-education and experience but no degree and staff there will know when they are ready-there is a Kingston facility doing well too. Mahon-when they can function to get ready for the outside world and back into jobs. For transportation they will have a house vehicle or the bus at the 4 corners up the road. They will be going to school and working outside of facility. Creen-is there a qualified staff member there who will know if they start using drugs again. Taylor- yes. Leaning-what about domestic abuse, how are they protected. Mahon-If breaking the law, the police will be called. Creen-we will need funding review. Mahon-yes, Teen Challenge ready to fund. Teen Challenge will fund after Pl. Bd. approves. Creen-applicant will have to meet accreditation every 6 months or a year, this will be a Condition. Mahon-this has had a public hearing and a signed Resolution. Discussion on whether this needs another public hearing-no public hearing needed again as long as nothing has changed, contingent on requirement of needing a license which is not need. Creen-hold until next month while T. Attorney gives his approval. Conditions: one (1) year Special Use approval and needs copies of accreditations. Renew upon accreditations each year. Town Engineer has approved drainage, etc. on site plan. No new Site Plan needs to be signed just a special use permit to be issued every year.

4. Two Minors-Thomas Canova-Denniston Drive-Maps presented by Tom Conrad-two separate Minor subdivisions with a lot line revision. Has 60 acres with existing house and 2 rental agreements, 30 acre building lot and adding a piece for the 1200ft. ROW rule. The second piece is 30 acres. Lot 2A is 9 acres that he will keep and Lot 2B will be 26 acres for a building site. Large lot due to wet area. Creen-can they re-subdivide big lots because of wetness. Conrad-might in the future. Creen-in future would need a Town Road. Furman-how many acres in future and septic. Conrad-maybe 10 acres with in ground and probably fill septics but has not done work to see. Furman-need septic approval. Conrad-not know with 10 acres. Conrad-Lot 1A and 1B out of one lot. Discussed access or driveway, easement or ROW by cul-de-sac. Conrad-will show on map. Creen-on the flag lot, if develop lot behind them it will divide this in half. Conrad-yes, cannot do anything about that. A motion by Goldberg, seconded by Furman to

declare this an Unlisted Action. All in favor, none opposed, carried. A motion by Post, seconded by Furman to grant sketch approval and schedule a public hearing for July 15, 2008. All in favor, none opposed, carried.

5. Lot line revision-Joseph Zibella-Joseph's Drive-Maps presented by Tom Conrad-In April 2007 received Minor subdivision approval. Now wants to build a 2 family home. Insufficient acreage. Borrowing pieces of property from both properties on either side to get correct size lot for a 2 family house. Quoted by Goldberg "Goldberg concerned that even with the additional land the plot may still be a little bit below the 20,000 square foot requirement for a 2 family house". Discussion on paying application fee again due to miss information in Zoning. Kane-on prior subdivision they were not clear that they were building a 2 family house. Campbell-Town Bd. can make decision to waive \$175.00 application fee. A motion by Post, seconded by Furman to waive public hearing per Section 323. All in favor, none opposed, carried.

MISCELLANEOUS:

1. Doris and Nicholas Esposito-received 2 signed maps.

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

Respectfully submitted:

Juanita M. Wilsey,
Recording Secretary