

PLANNING BOARD
MINUTES FOR DECEMBER 16, 2008

One (1) public hearing was scheduled for this meeting and the public was invited to come forward to examine map and ask questions. William Creen, Chairman, opened the meeting at 7:33p.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 November 2008 Minutes with change to Century Concrete “**will be**” a wall built between Gym Star and Century. All in favor, none opposed, carried.

PUBLIC HEARINGS:

1. Site Plan-Century Bonded Concrete-Kings Highway-Opened public hearing at 7:36p.m. Maps presented by Richard Praetorius. Received approval in April 1997 for a portable concrete plant. Now planning to upgrade to a permanent plant by constructing a building around plant to bring the mixing of concrete indoors. This is NOT a cement plant. Cement is made at a cement plant and brought here to be added with sand, stone and water to make concrete. The concrete is dumped into trucks and taken to a construction site. Any extra concrete from the trucks is made into blocks and sold. A 6 bay garage will house the trucks. The main plant is in Watervliet. Now trucks will be parked on site instead of traveling up Thruway every day. A total of 18 trips with the trucks per day – 6 trucks making 3 trips. Comments: Diana Bryan-what percentage of fly ash is used, concerned with carcinogens and do you have a safety sheet printout. Applicant-20% fly ash is required –flash and slag and 4% micro filler, as it improves the property of the cement and you can read the safety sheet posted in the office. Bryan-would like the public hearing held over until after the Holidays. Discussed. A motion by Post, seconded by Bruno to close hearing at 7:55p.m. All in favor, none opposed, carried. Discussion-There will be no excess spilling, anything left over goes into the next batch. Drainage-trucks sit on 6ft. of crushed stone. There are 300gals. of water on each truck to rinse out at construction site. Over night the cylinder contains a sugar water mix and is added to next days batch. Property is graded to a low spot, drainage will settle before leaves property. Indoor dust control. The whole truck will be enclosed in building with hopper. Has a dust collector on top of silo and vacuumed. Blocks are stacked and stored and sold makes about 5,000 per year. Trucks will avoid the Village as much as possible. Co. Pl. Bd. comments: they said plans were incomplete, but Pl. Bd. can still act on recommendations. As for traffic study, a Town study is being done on Kings Highway so no need for an individual study. About 6,880 cars per day travel on Kings Highway. Co. Pl. Bd. wants them to delay construction until public water and

sewer is constructed to the site. Applicant agreed but if sewer and water is not built in a reasonable amount of time then they can build anyway. Applicant has Health Dept. approval from portable plant that can be re-newed if need be. Pl. Bd. agreed. Co. Pl. Bd. wants paving shown. Applicant not sure if paving or using concrete 50ft. or 100ft. in for access, but will show on map. No curbing. Crushed stone for rest of road. Building will sit on concrete slab. Plant set on piers and garage on concrete slab with steel building. Height and landscaping has been discussed. Will landscape 35ft. back from road for best sight distance. Trees spaced on N side between Mullen and will keep as many cedars as possible. Co. Pl. Bd. on lighting-2 security motion lights can be shielded if need. Creen-vote on comments. A motion by Creen, seconded by Post to not entertain Co. Pl. Bd. traffic study recommendation---will coordinate with Town GEIS study instead-- do not prepare a separate study for this project. All in favor, none opposed, carried. A motion by Furman, seconded by Goldberg to classify as an Unlisted Action. All in favor, none opposed, carried. Will prepare Part 2 of Seqr. when all information is complete. Place on January 2009 agenda. Not building immediately, will have complete package in January and vote on Seqr. then. Praetorius will coordinate with County and send completed maps to Thruway for their review. Received Receipt cards.

OLD BUSINESS:

1. Minor-John Cimorelli-Brook Rd. and Blue Stone Hills Dr.-Maps presented by John Cimorelli. Subdividing 5 acres out of 18 acres. Was part of prior major subdivision. Has Health Dept. approval and road is in and approved. Subdividing Lot 4 in 4A and 4B. A motion by Post, seconded by Bruno to grant sketch approval and schedule a public hearing for January 20, 2009. All in favor, none opposed, carried.

2. Site Plan-Babu & Mina Vaghasia-Kings Highway-Maps presented by Richard Praetorius. Holiday Express Hotel-update and review of Co. Pl. Bd. comments: Stormwater-close to completion-in MS4 (find out if both Town and Co. need to review). Water and sewer-District line is further back than thought and harder to connect. They would be an outside user. Have to decide what they will do, could do both. Elevations-has prototype. Co. Pl. Bd. wants visual impact. Pl. Bd. wants to know what it will look like and from where it will be seen-Thruway exit ramp, Thruway, Rt. 212, etc. Signage-This information has been given to Co. Pl. Bd. Traffic-a large survey is being done on Kings Hwy. so a separate one is not needed. About 90% of traffic from this project will be heading to Rt. 212 on off-peak hours-10:00am and 2:00pm. Discussion on fence with neighbor – put in a sidewalk. Discussed upward lighting on the 3 flag poles-try to reduce, maybe they can bring in flags at night. Discussed pedestrian walkway-the road is steep and not wide enough for a sidewalk so a path near pond. Praetorius will update information next month.

Francello-recused.

3. Special Use Permit-Win One for Jesus-Rt. 32S-Taylors representing-Discussion on fence. Creen-need to maintain contour and height and 2 inches off ground but bracing leave up to designer. If architect says you do not need poles that deep then ok. Put post

below and behind with 11ft. poles making fence 6ft. with 1ft. section on bottom with 2in. off ground. Gave Taylors a photo to follow.

Certification – The Pl. Bd. needs certain questions answered. Town Planner prepared a draft questionnaire, when complete will forward to Taylors to answer. The Pl. Bd. will then review and set a public hearing. Teen Challenge Standards packet was not filled-out by Win One, they did not need for the one-year temporary certification but this will have to be filled out by the end of one year. Francello-returned.

PRE-HEARING CONFERENCE:

1. Minor-Jorian Trowbridge-Terra Lane and Rt. 212-Maps presented by Donald Brewer-5 acres off of 33 acres. Vacant property. The 5 acres access exists. In the future, if they use the new access will need a bridge and permits. It was discussed that the existing bridge floods and was flooded during last Friday's storm-this would need to be rectified. Needs DOT curb cut approval and DEC stream permits if use new access. Inform the Pl. Bd. as to which access will be used. This access would need to be constructed so it does not flood. Get topo on access. Town Engineer needs to approve detailed bridge design. Need curb cut letters for file. Submit all information before public hearing takes place. 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 plan approval and to schedule a public hearing for January 20, 2009 if receive updated information. All in favor, none opposed, carried.

2. Site Plan-LoDolce Machine Co. Inc.-Malden Turnpike-No representation.

3. Site Plan-RD Hospitality-Comfort Inn-Rt. 32N-Maps presented by Peter Seidner of The Clover Group-addition of a pool, exercise room and 3 new units. Prior owner had approved plans. Will be seen from driveway. Has 87 parking spaces plus 2 bus parking spaces. Renovating inside lobby to construct a sitting room and continental breakfast area. Losing 3 units, will add the 3 new units with this project. Needs to upgrade drainage plan, show lighting, landscaping and need minimal erosion plan. A motion by Creen, seconded by Goldberg to waive public hearing. All in favor, none opposed, carried. Put on agenda when receive updated plans. A motion by Furman, seconded by Goldberg to declare this an Unlisted Action. All in favor, none opposed, carried.

MISCELLANEOUS:

1. Reimer& Nau-received 2 signed maps.
2. Received ZBA November Minutes on December 3, 2008.

Since there was no further business to discuss, a motion by Creen, seconded by Bruno to adjourn the meeting at 10:15p.m.

Respectfully submitted:

Juanita M. Wilsey,
Recording Secretary