

PLANNING BOARD  
MINUTES FOR OCTOBER 16, 2007

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 7:35p.m. Present were James Bruno, Tom Francello, Carole Furman, Howard Post and William Creen. Absent were William Hayes and George Collins.

Chris Round, Consultant, Nancy Campbell, T. Bd. and Jeremy Kane, Planner were present.

A motion by Post, seconded by Furman to accept September 2007 Minutes. All in favor, none opposed, carried.

**PUBLIC HEARINGS:**

1. Minor-Milton & Patricia Sommers-Malden Turnpike-Opened hearing at 7:32p.m. but Surveyor not present. Re-opened hearing at 7:45p.m. Maps presented by Richard Rothe-Lot 1 has existing house and Lot 2 has a ROW through Lot 1 off of Malden Turnpike. No comments. Needs curb cut and Dept. of Health approvals along with the metes and bounds. A motion by Post, seconded by Furman to close hearing at 7:50p.m. All in favor, none opposed, carried. A motion by Post, seconded by Furman 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 Health Dept. and curb cut approvals. All in favor, none opposed, carried. Received receipt cards and Seqr.

2. Major-Norman Risdal-Dutchtown Road-Opened public hearing at 7:35p.m. Maps presented by Norman and his wife-3 lots-SBL#28.3-6-22.110. Lot 1 and Lot 3 have road frontage and Lot 2 has a 25ft. ROW of Dutchtown Road. Comments: John Addrizzo wants to talk with Risdal about a ROW so he is not landlocked and maybe they can join with a road and a cul-de-sac. A motion by Post, seconded by Furman to close hearing at 7:40p.m. All in favor, none opposed, carried. Discussed ROW on Lot 2 and would like a copy of the agreement. A motion by Post, seconded by Furman for a Neg Dec. All in favor, none opposed, carried. A motion by Creen, seconded by Post to grant Preliminary Plat approval, waive submission of Final approval and grant Conditional Final approval pending copy of ROW Agreement. All in favor, none opposed, carried. Received receipt cards and Neg Dec. \*\*\*On October 17, 2007 received copy of Agreement and 2 signed maps. \*\*\*

3. Site Plan-Tower Products, Inc.-Kings Hwy. and Tower Drive-Opened public hearing at 7:52p.m. Maps presented by Bruce Utter. Addition of a 10,000sq.ft. storage building on the existing gravel area, adding 4 parking spaces and adding additional landscaping. Sent to Ulster Co. Pl. Bd. with No County Impact determination. No comments. A motion by Post, seconded by Furman to close hearing at 7:58p.m. All in favor, none opposed, carried. Discussed landscaping and tree sizes, grass area, 10ft. buffer and will tighten up the road to make more grass area. A motion by Post, seconded by Furman for a Neg Dec. All in favor, none opposed, carried. A motion by Furman, seconded by Post to grand Preliminary Plat approval, waive submission of Final Plat and grant Conditional Final approval pending signatures on map, fees paid and planting Norway spruce and red and sugar maple trees. All in favor, none opposed, carried. Received receipt cards and

Neg Dec. \*\*\* On October 17, 2007 received fees and 2 signed maps. Sent Final Action Form to Ulster Co. Pl. Bd. on October 25, 2007.\*\*\*

#### OLD BUSINESS:

1. Major-Richard Mellert-Phillips Rd.-Maps presented by Richard Mellert. Subdividing 6 acres into 2 acres and 4 acre -a Major due to 3 year re-subdividing rule. Has a common existing curb cut and driveway. Has revised maps. A motion by Post, seconded by Furman for a Neg Dec. All in favor, none opposed, carried. A motion by Bruno, seconded by Post to grant Preliminary Plat approval, waive submission of Final Plat and grant Final approval. All in favor, none opposed, carried. Received 2 signed maps.

2. Site Plan-LoDolce Machine Co.-Malden Turnpike-Maps presented by Paul Jankovitz-a new warehouse 75 x 175sq.ft. building, 23ft. high and will match other buildings. Is a ½ acre disturbance and 2% change, has drainage. Receive Ulster Co. Pl. Bd. comments. Discussed lighting-they are shielded and downward but one on rear exit door under 100 watts is facing railroad and are same fixtures used throughout other buildings. The addition is in the back far corner and does not need landscaping. They are providing for drainage which was discussed with Town Pl. Bd. and they feel will be sufficient. A motion by Post, seconded by Furman to override Co. Pl. Bd. comments as discussed. All in favor, none opposed, carried. All voted Yes. A motion by Post, seconded by Furman for a Neg Dec. All in favor, none opposed, carried. A motion by Furman, seconded by Bruno to grant Preliminary Plat approval, waive submission of Final Plat and grant Conditional Final approval pending payment of fees and signatures. All in favor, none opposed carried. Received Seqr. \*\*\*On October 17, 2007 received fees and signed plat. Sent Final Action Form to Ulster Co. Pl. Bd. on October 25, 2007.\*\*\*

#### PRE-HEARING CONFERENCE:

1. Minor-John & Eda Mayone-Rt. 32-Maps presented by Michael Vetere-frontage on Rt. 32-Lot 2a is 1.6 acres and remaining 5.4 acres with existing home. There will be a 25ft. ROW over existing drive has a 20ft. wide drainage easement, a pond. Has central water and sewer. A motion by Creen, seconded by Post to grant sketch approval and schedule a public hearing for November 20, 2007. All in favor, none opposed, carried.

2. Minor-George Nau / Jessie Reimers-Stoll Road-Maps presented by George Williams. Nau lot has frontage on Stoll Rd. and Reimers new Lot 1 has a 25ft. ROW through Glick property. Show setbacks. Need a letter from Richard Rothe with reference on soil conditions. ROW will be maintained by Reimers and was conveyed to Reimers. A motion by Post, seconded by Furman to grant sketch approval and schedule a public hearing for November 20, 2007. All in favor, none opposed, carried.

3. Lot line revision-Van Denmark and Kahl-Spada Drive-Maps presented by Tom Conrad. Part of Tim Mauro subdivision. Wants to straighten curve out of lot line. A motion by Furman, seconded by Post to waive public hearing per Section 323. All in favor, none opposed, carried. A motion by Furman, seconded by Post to grant Preliminary Plat approval, waive submission of Final Plat and grant Conditional Final approval pending signatures. All in favor, none opposed, carried.

4. Lot line revision-Lori Mulford & Lynn Battista / Lerner-Sawood Lane-Maps presented by Tom Conrad. Has swimming pool and the shed which has underground pipes is over the property line. Will switch property so shed and pipes can go with the pool on the Mulford property. A motion by Furman, seconded by Post to waive public hearing per Section 323. All in favor, none opposed, carried. A motion by Creen, seconded by Post to grant Preliminary Plat approval, waive submission of Final Plat and grant Conditional Final approval pending signatures. All in favor, none opposed, carried.

MISCELLANEOUS:

1. Character Unlimited –W. Camp and Kolar Rd. -wants an extension of Final approval. A motion by Creen, seconded by Post to grant the extension. All in favor, none opposed, carried.
2. Norman Risdal – Dutchtown Road – SBL#28.3-6-22.31-received 2 signed maps.
3. Received September 2007 ZBA Minutes on Oct. 4, 2007.

Since there was no further business to discuss, a motion by Creen, seconded by Bruno to adjourn the meeting at 8:40p.m.

Respectfully submitted:

Juanita M. Wilsey,  
Recording Secretary