

PLANNING BOARD
MINUTES FOR MARCH 15, 2011

One public hearing was scheduled for this meeting. Howard Post, Chairman, opened the meeting at 7:35p.m. Present were Paul Andreassen, Howard Post, Carole Furman, William Creen, William Hayes, Dan Weeks, and Michael Tiano. Absent: Ken Goldberg. Bruce Leighton, Liaison, was present. Dan Shuster, Consultant, was present.

A motion by Furman, seconded by Weeks to accept the February 2011 Minutes with correction to Vertis/Central Hudson changing the word “structures” to “buildings”. All in favor, none opposed, carried.

PUBLIC HEARINGS:

1. Minor-William Muellner-Tondo Avenue- Opened public hearing at 7:40p.m. Plans presented by Jeff Hogan for Thomas Conrad. Has a 12.8 acre parcel subdividing a 2 acre vacant parcel to keep and a 10 acre parcel with existing house to sell. The ROW extends through the 2 acre parcel to his brother’s parcel to the Sough and is only restriction. His brother is concerned with seasonal RV trailer that will be placed on vacant lot and lived in for 2 months during the year then removed; as Muellner plans to spend summers there. He has to comply with Zoning. No other comments. A motion by Furman, seconded by Weeks to close hearing at 7:46p.m. All in favor, none opposed, carried.

Discussed with Building Inspector, Alvah Weeks-The only concern would be waste disposal. Discussion-can go through Health Dept., dump station or build a privy. Needs to show ROW and a Road Maintenance Agreement for Tondo Avenue is necessary. They have a verbal one now. A motion by Andreassen, seconded by Weeks to grant Preliminary Plat approval, waive submission of Final Plat and grant Conditional Final approval pending submission of a Road Maintenance Agreement, payment of fees and signatures. All in favor, none opposed, carried. Received receipt cards.

OLD BUSINESS:

1. Site Plan-Aristotle Moshos-York Street-Plans presented by Moshos. Submitted drainage design on plans. Moshos explained new plans for the building to lessen impact from Clarke’s rear yard and is now more toward York St. Town Engineer and Town Consultant reviewed material submitted. Drainage runs N to S – Clarke’s are to the N and Moshos knows he is responsible for preventing storm water from impacting

neighbors property. Storm water flows to York St. Blanco's house is to the West. Moshos will protect Blanco's property by sloping drainage away from his foundation. Shuster-changes are positive with one building not two and most issues were addressed. Pl.Bd. will hold another public hearing but not require Moshos to notify neighbors by registered mail. A motion by Furman, seconded by Weeks to schedule a public hearing for April 19, 2011. Andreassen abstained. Motion carried.

PRE-HEARING CONFERENCE:

1. Major-Michael Spada-Rt. 32S- Plans presented by Michael Vetere. Has 7 acres with limited frontage on Rt. 32S. Wants to subdivide back acreage into 2 parcels creating a 3 Lot subdivision. Access does not comply with the provisions of NYS Town Law Sec. 280-a since the property does not have direct frontage on a public road or a road on an approved plat. The ROW is only 15ft. wide and runs through adjacent parcel. An exception from the provisions of Sec. 280-a. requires a ZBA variance or establishment of an open development area by the Town Board. Would need a Road Maintenance Agreement. A motion by Andreassen, seconded by Post to table project until applicant achieves a legal access. All in favor, none opposed, carried.

2. Site Plan-Lisa Buskirk-Rt. 32N-Plans presented by Lisa Buskirk and Alvah Weeks. House burned and was rebuilt in 1999. Wants to convert single family house into a 4 unit apartment building. Plans need to show location for 8 parking spaces and location for a dumpster. Survey needs to show more detail – dimensions of parking spaces, etc. Narrate project in detail – number of units and describe project. There is one apartment now and one in accessory building. No exterior changes to building are proposed. No changes in septic approval capacity as no extra bedrooms will be added. Submit more information for April meeting. No public hearing needed.

MISCELLANEOUS:

1. Gunter Martin – signed maps and received 2 signed maps.
2. Vertis / C. Hudson – signed maps and received 2 signed maps.
3. Christine Muscarella – signed maps and received 2 signed maps.
3. Received ZBA Minutes.

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

Respectfully submitted:

Juanita M. Wilsey, Recording Secretary