

PLANNING BOARD
MINUTES FOR AUGUST 16, 2011

Two public hearings were scheduled for this meeting. Howard Post, Chairman, opened the meeting at 7:33p.m. Present were Paul Andreassen, Howard Post, William Creen, Dan Weeks, Ken Goldberg, Mike Tiano, William Hayes and Carole Furman. Bruce Leighton, Liaison, present. Dan Shuster, Consultant, and Josh Randall, CAC, present.

A motion by Goldberg, seconded by Creen to accept the July 2011 Minutes. All in favor, none opposed, carried.

PUBLIC HEARINGS:

1. Major-Eva Kuriplach-Harry Wells Road-Plans presented by Michael Vetere. Opened public hearing at 7:34p.m. Same 3 lots that were presented in 2007 and had Conditional Final. Lot 1 access off Buffalo Rd. and Lots 2 and 3 share an access off Harry Wells Rd. No comments. A motion by Furman, seconded by Goldberg to close hearing at 7:35p.m. All in favor, none opposed, carried. A motion by Goldberg, seconded by Creen to grant a Neg Dec. All in favor, none opposed, carried. A motion by Creen, seconded by Furman to grant Preliminary Plat approval, waive submission of Final Plat and grant Conditional Final approval pending payment of Recreation fee and signatures. All in favor, none opposed, carried. Received Receipt cards and Seqr.

2. Site Plan-Crowne Management Group / Regan-Plans presented by Richard Praetorius and Larry Regan. Opened public hearing at 7:40p.m. In 2007 project was proposed with 4 -5 units per building consisting of 9 buildings with 2 cul-de-sacs and 1 single family house and received Conditional Final Subdivision and Special Use Permit in August 2007. Now in 2011, Larry Regan is proposing to convert project to rental units with 14 two-bedroom units and 26 three-bedroom units. The single family house will now be a common building for the development. The ROW inter-cross connection to adjoining parcel to the South has been eliminated but the land will be kept open for future use. The roads will now be private roads built to Town Specs BUT NOT dedicated to the Town. The developer will maintain roads. The storm drainage cover was 2.61 now reduced to 2.59 acres. Prior EAF established 18 school age children now reduced to 12 students. Buildings are 2 story plus roof - 26ft. in height. Project has not changed much except for type of housing. This is a Green project using solar so now buildings are lined up from East to West for best sun exposure.

Michael Moriello, Attorney for project owner Michael Vallarella, pointed out that in 2007 Conditional Final approval was for one more unit than now proposed. This project is now in front of the Pl. Bd. to determine if the minor changes will affect original Seqr. determination of no significance. There will be NO voting tonight as the Pl.Bd. has to review the changes by going through the Seqr. process.

Larry Regan, President of Regan Developers, a family run business in NJ, has built Senior housing, multi-family housing, work force, etc. He is involved with project that has existing approvals and he can piggyback on Vallarella's project. He approached Supervisor and Town Bd. to discuss if community needed or wanted this project which is workforce housing not low income, discussed police, taxes, etc. and came to an agreed payment in lieu of taxes (PILOT) which is 17% less than market. Regan does not want to degrade the Community. Will target marketing in Glasco area. There could be some income restrictions but not Section 8—for people not in a position to own a home yet. Rents would be around \$749 - \$889 and \$860 - &1,039 per month. They are quality developers who do not sell after project is built.

There will be 39 rental units and the 40th unit will be for the caretaker. The 41st unit is now the common building with a kitchen for parties and open to civic groups. The playground will be moved to the center away from neighbors. Regan also pushed last 2 units up away from neighbors. Has met with neighbors for screening comments. There are 6 units set aside for special needs and with rental assistance. Regan uses local workers and works with a family based company in Gardiner for hiring contractors. Public comment concerns were on taxes, school taxes, funding and who would rent the units - number of school age children and increased school taxes. Praetorius used an accepted source to estimate there would be 12 school students. Pete Petramale disagrees. Sherry Dunham who manages a bigger similar housing project stated that she has 90 units and there are 35 children there. More special need children more tax money.

Michael Apostol, Assist. School Superintendent, stated cost per child and more with special needs children- not enough taxes to cover and if this is true do not blame the school board with this burden. Regan said tenants have to show they have money to pay rent, cannot turn down Section 8, has 6 subsidized units for ARC, screening process for sex offenders and criminal backgrounds and they would have to qualify, not welfare. Kevin Carpenter-he has 28 units and pays high taxes, discussed Sect. 581a and he has children in every 2 bedroom unit. Joe Roberti-Federal funding. Regan-no State and ARC. Ralph Mayone does not want. Art Charney concerns with taxes. Staygic-how can they help industry if they are retired or have special needs. Mark Hofstratter-discussed 30yr. PILOT mortgage. Henry Rua discussed assessment based on income. Regan-PILOT done that way.

Gaetana Ciarlante-concerned with higher taxes, import people in, Glasco is surrounded by low income now. Karl Lezette-discussed private roads and said that Town is not making out on the deal. Josh Randall-had to move out of Town because there were no one level low income housing. Regan-5 units for handicapped and can float units.

Sara Nelson-concerned with crime. School Bd. member-school board did not know about this and this was not voted on.

Concerns with enough water supply as Cafaldo Park has problems. Praetorius-Cafaldo Park has pressure problems they have booster pump. Water supply is through Glasco

District. Will use 10,000 gals. per day from Village. A million gallon tank was built years ago and has letter from Town to approve water usage.

Don Hackett-more like 27,000gals. per day so will have problem. Praetorius will recalculate. Regan-will pay full price for water no price breaks.

John Stowell-concerned with taxes, affordable housing and this plan has changed and should be sent back to the Pl.Bd. Susan Harvey-have Costello or Bruno explain benefit of project. This is not a Pl.Bd. matter.

Moriello-would like Pl.Bd. to close public hearing and work through the Seqr. process. Economics cannot influence Pl.Bd. Pl.Bd. is involved with the environment. Discussion on closing public hearing. Larry Wolinsky, Regan's Attorney-this is a site plan amendment for a project that had Conditional approval in 2007 that needed outside agency approvals that took awhile and there have been no other questions on Zoning or Seqr. Hearing should be closed.

Discussion on setting up a meeting with the Town Board. Will need a Notice in newspaper and quorum of Town Board.

Pl. Bd. needs to review the changes and the Seqr. determination. The project complies with Zoning. Moriello-this is an amended site plan and the difference between old and new projects must be considered. Scope has not changed significantly and the process cannot be brought back to square one.

Mike Barrows-since 2007 a number of new houses have been built, maybe 30 houses, environmental impacts have changed. Post-traffic changes. Shuster-Pl.Bd.'s job is to consider changes, review newly discovered information and change in circumstances.

Ciarlante-what about view-shed and is road straight there. Praetorius-buildings are same height, is 40 to 50 acres shield from Hudson River, Cafaldo Park is higher and they will see and will not see Hudson River and this is straight and they have DOT approval and will not change traffic. Joe Roberti-Pl.Bd. vote to extend public hearing. Chuck Shermer-if Pl.Bd. approves, is there anybody who can overrule. Creen-no, but can Article 78 the project which is a lawsuit. Shuster-this is a legal challenge in court but no other Town Board can change decision.

A motion by Weeks, seconded by Creen to close hearing. Goldberg, Tiano and Furman voted to leave open. Weeks, Creen and Andreassen voted to close. Post voted to close. Motion carried.

OLD BUSINESS:

1. Lot line revision-Minor-Fred and Marie Costello-Market St., Glasco. Plans presented by Chris Costello. Received Deed and maps from Michael Vetere that showed the water easements. Will forward to Town Attorney. Fred Costello asked what needed to be done to solve this. Post-show that the old water easement has been legally removed from Deed and maps. Will place under Old Business for September 2011 meeting.

2. Site Plan-CT Pest Control, LLC / Craig Thomas. Plans presented by Craig Thomas, owner of LLC. Updated and handed out List of Materials that could be stored at the site but not all at the same time. Parking lot is old asphalt and weeds now but will be gravel. There is a gas valve in parking lot but is underground. Will clean up this industrial site, landscape and screen parking lot for vehicles. Is in process of closing on the property and wanted to make sure Pl. Bd. would approval of this project. There is office space, a

restroom and a shower for future employee use. No one will be there 24/7 for security, it will be to pick up supplies but will be locked. Discussed the materials on List in degree of strongest and will give a List to Fire Departments. A motion by Goldberg, seconded by Furman to declare as an Unlisted Action. All in favor, none opposed, carried. A motion by Goldberg, seconded by Creen to grant a Neg Dec. All in favor, none opposed, carried. A public hearing is not required. A motion by Goldberg, seconded by Week to grant Preliminary Plat approval, waive submission of Final Plat and grant Conditional Final approval pending plan for landscaping to be submitted within 3 months and to be planted in one year, all fees paid and signatures. All in favor, none opposed, carried. Received Seqr. and signed maps.

PRE-HEARING CONFERENCE:

1. Amended Site Plan-Derek Winnie-Rt. 9W and Rt. 32S-Plans submitted by Derek Winnie. Has extra parking space on Storage parcel to park cars waiting to be cleaned up to be sold. Needs a site plan showing car sales parcel and storage unit parcel with this parking area on plan since there is a easement through to each parcel—grass, catch basin and driveway off Rt. 32. Furman asked about screening bushes on Rt. 9W from prior approved plan. Winnie-will replant. Needs to show landscaping from previous plan and tell usage of both parcels. Write up a use easement for both parcels. Place on old business for September 2011 if receive revised plan. Look up Resolution for landscaping.

MISCELLANEOUS:

1. Received Zoning minutes.

Since there was no further business to discuss, a motion by Creen, seconded by Andreassen to adjourn the meeting at 11:00p.m. All in favor, none opposed, carried.

Respectfully submitted,

Juanita M. Wilsey, Recording Secretary