



PLANNING BOARD  
MINUTES FOR MAY 15, 2012

Three (3) public hearing was scheduled for this meeting and the public was invited to come forward to examine plans and ask questions. Howard Post, Chairman, opened the meeting at 7:30p.m. Present were Paul Andreassen, Howard Post, William Creen, Ken Goldberg, William Hayes, Dan Weeks and Carole Furman. Absent: Mike Tiano. Bruce Leighton, Liaison, absent. Dan Shuster, Consultant; and Josh Randall, CAC, present.

A motion by Creen, seconded by Andreassen to accept the April 2012 Minutes. All in favor, none opposed, carried.

**PUBLIC HEARINGS:**

Andreassen- recused.

1. Site Plan-Waterfront Overlay-Daniel Graap-Patterson Road-Opened public hearing at 7:31p.m. Plans presented by Christopher DiChiaro. Under-sized lot. Wants to demolish old 4 bedroom house and build a large 4 bedroom house. No major clearing of vegetation, adding extra gravel to driveway and culvert replacement with catch basins which will draw stormwater away from neighbors and out the bank to River. Weeks read Graap letter dated May 10, 2012 and Beisel letter dated April 15, 2012. DiChario stated that house is not 70' but more like 59' and that the new drainage system will drain water away from Beisel septic and that other lots are smaller. The ZBA has approved the side variance. Comments: Mrs. Anderson-back neighbor-Beisel does not want them to build because it will block their view of River, they did not care when they built and blocked her view. A motion by Creen, seconded by Goldberg to close hearing at 7:50p.m. All in favor, none opposed, carried. Discussion on graveled ROW being used and are there any other outbuildings. DiChiaro-yes ROW is part of Patterson Road and no more outbuildings and the garage is one story. A motion by Goldberg, seconded by Creen to grant a Neg Dec. All in favor, none opposed, carried. Weeks read Draft Resolution. DiChiaro-Health Dept. does not approve repairs, the Engineer is responsible so eliminated Nos. 2E and 3B of Resolution. A motion by Creen, seconded by Furman to approve site plan on Graap as amended. Received receipt cards and 2 signed plans.

2. Site Plan-Always Best Services, Inc.-Rt. 9W-Plans presented by Bruce Utter. Parking spaces for 4 to 5 U-Haul Trucks in back of Sunoco Gas Station. This is an on-line business with pick-up and drop-off at gas station. Have 20ft. spaces, instructed to park in back area and owner will drive truck. A motion by Furman, seconded by Creen to close hearing at 8:10p.m. All in favor, none opposed, carried. Discussion on signage and enough clearance for emergency vehicles to get around building. Utter-no signs, no additional lighting and enough room for emergency vehicles within 300ft. in front as they are one story buildings. Creen-area was tight when approved before. Shuster-no bigger

than 20ft. trucks. Utter-curbed pad in back. Exempt from UICoPIBd referral. Shuster-not a high impact area. A motion by Furman, seconded by Weeks to approve site plan as submitted. All in favor, none opposed, carried. Rec'd receipt cards and 2 signed plans.

3. Site Plan-Allen Lawless-Rt. 9W-Plans presented by Bruce Utter. Wants to expand previous parking space - 85 x 100 area for parking equipment for tree cutting business plus 50ft. mulched area. Before public hearing can be opened need a Neg Dec. A motion by Goldberg, seconded by Furman to grant a Neg Dec. All in favor, none opposed, carried. Opened public hearing at 8:15p.m. Has 2.6 acres. Extending shale parking area, mulch pile and construction of a shed. Adding one or two light poles. Has topo. New drainage system all stays on his property. Same access. Comments: Sandra Rose representing St. Paul's Church-concerned with run-off into church basement. Utter: re-direct to flow around and with a swale. Ed Poll-concerned with truck noise in morning as he is 75ft. away move trucks away from his house, chainsaw cutting firewood, he appreciates the business but move trucks by cemetery or North. Not so loud in the afternoon. Lawless-he is up on the hill. Utter-meets setbacks of 10ft. Shuster-use is allowed subject to site plan approval. Collin Carr-concerned with expanding so will add more equipment. A motion by Goldberg, seconded by Furman to close hearing at 8:27p.m. All in favor, none opposed, carried. Discussion-parking trucks and cutting wood all part of business. Poll-he is selling the wood. Lawless-they burn 14 cords of wood in wood burner and not selling. The shed will store movers, chainsaws and storage. Weeks-plant more vegetation for screening. Utter-trees are on their property and gravel is 10 to 12ft. higher than site. Poll is 10 to 14ft. above the property. PIBd-more vegetation would not help. Will have 4 trucks, diesel pick-ups. Lawless-can move trucks back. Poll-works all week long-move over. Carr-then will be over by him. Lawless-there is already screening about 16 trees and bushes. Utter-cannot see from road. They meet at 7:00a.m. and trucks warm up about 15-20 minutes. Has 4 trucks uses 2, has trailer, 2 chippers and a skid, stump grinder and bobcat. Shuster-put location of parking on plans. Discussion on plantings again. Will have a site visit with PIBd members. Andreassen-earth berm to help drainage by church. Utter-yes. A motion by Creen, seconded by Furman to forward to UICoPIBd for review. All in favor, none opposed, carried. Received receipt cards. \*\*Utter will forward to CoPIBd.\*\*

#### OLD BUSINESS:

1. Major-Jody Dwelling LLC-Rt. 212 and Band Camp Road- Plans presented by Bruce Utter. Up-dated plans. Showed 100 year flood plain and reviewed UICoPIBd comments on Health Dept. Purchasers get Health approvals. A motion by Creen, seconded by Andreassen to grant Preliminary Plat approval, waive submission of Final Plat and grant Conditional Final approval of Amended Site Plan pending payment of all PIBd and professional fees and signatures. All in favor, none opposed, carried.

2. Site Plan-Michael Piazza-32/212 Site Plan- Route 32 and 212-Plans presented by Paul Jankovitz. Changed vegetation species and tenant wanted elevation dropped 2ft. in height. Southeast tenant sign will be black with red Z for Verizon wireless. Traffic light still functions. Discussed CoPIBd concerns with DOT. Drainage easement from DOT is only open concern. The curbs for 2<sup>nd</sup> access will be formed for a right turn only. Has

complied with UICoPIBd comments that Shuster said were concerns. Will prepare a formal Resolution for June meeting.

PRE-HEARING CONFERENCE:

1. Lot Line Revision-Gerald Lovallo and Jeane McMahon-Leonard Lane-Plans presented by Donald Brewer. Combine lots. A motion by Goldberg, seconded by Creen to declare as a Type II Action. All in favor, none opposed, carried. A motion by Andreassen, seconded by Creen to waive public hearing per Section 323. All in favor, none opposed, carried. A motion by Goldberg, seconded by Weeks grant Preliminary Plat approval, waive submission of Final Plat and grant Conditional Final approval pending signatures and payment of fees. All in favor, none opposed, carried. \*Signed plans May 23, 2012.

2. Lot Line Revision-William Parr-Bill Parr Drive-Plan presented by Ellie Hinkle and William Parr. Subdividing a small piece off one of the 3 final lots and add to other lot of Parr. A motion by Goldberg, seconded by Andreassen to declare as Type II Action. All in favor, none opposed, carried. A motion by Andreassen, seconded by Furman to waive public hearing per Section 323. All in favor, none opposed, carried. A motion by Goldberg, seconded by Andreassean to grant Preliminary Plat approval, waive submission of Final Plat and grant Conditional Final approval pending signatures and fees paid. All in favor, none opposed, carried. \*\*Received 2 signed maps on May 24, 2012.\*\*

3. Lot Line Revision-Lawrence and Lisbeth Danner-Dutchtown Road-Plans presented by Thomas Conrad. Add a portion from the larger lot to the smaller lot. A motion by Goldberg, seconded by Furman to declare a Type II Action. All in favor, none opposed, carried. A motion by Andreassen, seconded by Goldberg to waive public hearing per Section 323. All in favor, none opposed, carried. A motion by Post, seconded by Goldberg to grant Preliminary Plat approval, waive submission of Final Plant and grant Conditional Final pending fees paid and signatures. All in favor, none opposed, carried. \*\*Received 2 signed maps on May 24, 2012.\*\*

MISCELLANEOUS:

1. Marian Dolney-Fawn Road-subdivision-update. The ZBA approved Variance. Will get Health Dept. approval and when ready will get on agenda to set up a public hearing.
2. Eva Kuriplach-signed and received 2 maps.
3. Bruce Lydecker – signed and received 2 maps.
4. Received Zoning Board Materials.

Since there was no further business to discuss, a motion by Creen, seconded by Andreassen to adjourn the meeting at 9:15p.m. All in favor, none opposed, carried.

Respectfully submitted,

Juanita M. Wilsey, Recording Secretary