



PLANNING BOARD MINUTES
FOR MAY 21, 2013

Three public hearings were scheduled for this meeting and the public was invited to come forward to examine maps and ask questions. Howard Post, Chairman, opened the meeting at 7:39p.m. Present were Howard Post, William Hayes, Dan Weeks, Carole Furman, Paul Andreassen, Michael Tiano and William Creen. Absent: Ken Goldberg, Bruce Leighton, Liaison, absent. Dan Shuster, Consultant, and MaryAnne Wrolsen, CAC, present.

A motion by Furman, seconded by Tiano to accept the April 16, 2013 Minutes. All in favor, none opposed, carried.

PUBLIC HEARINGS:

1. Minor-Christopher White-Windbourne Road. Plans presented by Donald Brewer. Opened public hearing at 7:39p.m. Comments: Donna Celeiro, neighbor-what are intentions and can you sell top piece off to her. White-no in contract. Celeiro-in 1999 had problem with campground across street and still not solved. Post-Building Dept. needs to know. Celeiro-petition to stop and still there and also a lot of gun shooting and arrows back there. Weeks-he needs to comply with Zoning. White-this is a single family home. A motion by Furman, seconded by Andreassen to close hearing at 7:44p.m. All in favor, none opposed, carried. A motion by Furman, seconded by Andreassen to grant Preliminary Plat approval, waive submission of Final Plat and grant Conditional Final approval pending payment of all fees and signatures. All in favor, none opposed, carried. Needs to state in Resolution to delineate wetlands prior to further development. Received receipt cards.

2. Site Plan and Special Use Permit-Rock Academy/Jerome Schackne/Green-Rt. 212. Plans presented by Richard Praetorius. Former Jewish Congregation. Now called Rock Academy. Opened public hearing at 7:50p.m. Turn building into music school. All interior additions and no exterior changes. Adding a sign and flower beds. Comments: Theofanis Dinos-neighbor across Rt. 212-concerned with noise, outside music or concerts, black top drive and divided classrooms to be soundproof and how many rooms. Praetorius-all inside music, no black topping, 4 inside soundproofed rooms and 2 group rooms one for rehearsal the other for concerts. Dinos-what kind of music, no loud music and does not want to hear any music. Wants a guarantee he will not hear the music as he has grandchildren going to bed 8:30 and he goes to bed at 9:30 and does not want to be awakened. Praetorius-Music will be 60, 70, 80s Rock and Roll and everything will be over by 9:30pm. This is not every night and will need to follow regulations. Applicant-music is to the West not East and building is soundproof. Praetorius-will comply to sound linear regulations. Dinos-wants to look at plans. Post-come to Building Dept. to review. Shuster-sound linear regulations are 70dBa at property line. Praetorius-would have to be 100dBa in building and that would break eardrums. Get all concerns covered

now and have a Condition for noise. The age group of students will be from 8 years old to 18 years old and will open academy after school hours to a reasonable time. Robbie Dupree lives on Paradise Way-not against but the base of music travels everywhere, make sure this is the right neighborhood or place for this as he does not want to hear it. Like they say “not in my backyard” and soundproofing is important for atmosphere; hearing it every night; they are only renting so will probably not be paying a lot of money for insulation. Dinos-number of concerts, he does not like project but has to live with it. Applicant-Friday and Saturday matinee and evening-possibly 22 concerts. Johanna Hall-adding more lighting. Praetorius- no. A motion by Furman, seconded by Tiano to close hearing at 8:15p.m. All in favor, none opposed, carried. Discussion-will state sound decibels in Resolution. Applicant-will have about 7 students at a time and has built over 57 of these in much less sound ordinance like in mid Manhattan and does not want to upset neighbors. There are many solutions-location of stage in building, close windows and over at a decent time. Maximum of 25 concerts. Shuster-submit in writing. Weeks-has been to one with 6 to 8 students on stage and over at 9:30pm and students take turns on stage. Shuster-60 decibels is like hearing a dishwasher or a window fan. Has 65 parking spaces. Weeks-concerned with sight distance so should have someone direct traffic at concerts. Creen-signage is approved by Building Dept. Conditions for Resolution: Weekdays over at 8:00pm, weekends over at 10:00pm, no parking on Rt. 212, 60dBa at property line and 24 recitals on weekends per calendar year. A motion by Furman, seconded by Andreassen to grant Preliminary Plat approval, waive submission of Final Plat and grant Conditional Final approval to the site plan and special use permit pending Conditions as outlined in Resolution, all fees paid and signatures. All in favor, none opposed, carried. Received receipt cards.

3. Site Plan-Archive Fine Art-Simmons Street. Plans presented by Khattar of Praetorius and Conrad. Expansion on existing building. In front 10,900sq.ft and in back 3,500sq.ft. Has existing drive and partial pavement, loading dock, landscaping and no extra lighting except over the door. Showed 2 landscaping ideas-one is the building being one color with trees to break up size of building and the other painted green part way up and tan on top with trees along the building. PIBd likes the 2 tone. Comments: Fred Schmersahl-additions for storage of just art work, no public coming and going, trees and temperature controlled. Khattar-yes long term storage, no retail and the view in front is the cemetery and trees along Simmons Street. Shifted driveway but still access off Simmons Street and Highway Dept. approves. No one is allowed in the building, it is restricted. A motion by Weeks, seconded by Furman to close hearing at 8:45p.m. All in favor, none opposed, carried. Discussion: Tiano said Glasco Fire District did not receive the plans sent to them for review. Concerned with storage of chemicals, full sprinkler system, and where fire trucks will park now that the building will be built where trucks usually park. Answer-no chemical storage and yes on sprinkler system either chemical or water not sure yet. Weeks-are there sidewalks on Simmons Street and concerned with added noise from new outdoor equipment. Applicant-no extra equipment outside all inside and air conditioner on roof is existing. Shuster-facade of 4ft. band at base and drainage plan. Khattar-roof and parking runoff flows to a catch basin. There is a 6,000sq.ft. difference from addition for drainage. Discussion on plantings pines, lower shrubs and should not close up street with added plantings with woods on one side and trees on this side.

Khattar-will use higher and lower plantings and space them out. A motion by Andreassen, seconded by Weeks to grant Preliminary approval, waive submission of Final Plant and grant Conditional Final approval pending the approval by the Building Department after the Glasco Fire District approves and receipt of revised landscaping plan. All in favor, none opposed, carried. Received receipt cards.

OLD BUSINESS:

1. Site Plan Amendment-Michael Piazza/Verizon-Rt. 212. Not present.
2. Minor-Gail Carlock-Old Kings Highway. Plans presented by Michael Vetere III-UICoPIBd reviewed and stated “no impact”. Show 100 year flood plain on plans. It has 1% chance of flooding per year. Updated Zoning with 3 overlays. No other issues. Weeks-concerned with Lot 1 flooding and if PIBd signs plans it means PIBd approves it, how to be ensured so future site plans get approvals. They would need building permit and flood insurance with a Bank. Vetere-have done this before-build foundation above flood plain and build to specifications for flooding. There are sheds being used now and have been since the 70’s. No future site plans needed for this parcel. A motion by Furman, seconded by Creen to grant Preliminary approval, waive submission of Final Plant and grant Conditional Final approval pending payment of fees and signatures. All in favor, none opposed, carried.
3. Site Plan – Spinnenweber Supply Co. – Kings Highway-Maps presented by Richard Kappler. Building Inspector resolved zoning issue on outside storage. Sent to Town Attorney and he agrees. Wholesale – storage of sewer piping, fittings, etc. Has public water and sewer put not hooked up. Operate in front area, North of structure. The office will be in entrance by parking area. Move plantings back some from Kings Highway for sight distance. Adding an 8ft. fence. Can plant flowering shrubs in-between spruce. Discussed turning radius. The driveway to the N end is not theirs to use. Gate is 35ft. back off road and will be closed. Business hours open from 7:30am to 4:00pm and gate will be open then. Sell wholesale to contractors. A motion by Andreassen, seconded by Weeks to declare as Unlisted Action. All in favor, none opposed, carried. A motion by Andreassen, seconded by Furman to grant a Neg Dec. All in favor, none opposed, carried. A motion by Andreassen, seconded by Creen to forward to UICoPIBd. All in favor, none opposed, carried. A motion by Furman, seconded by Creen to schedule a public hearing for June 18, 2013. All in favor, none opposed, carried.

PRE-HEARING CONFERENCE:

1. Lot Line Revision-Jacqueline O’Leary-Little Bird Road. Plans presented by Thomas Conrad. Take Parcel B from O’Leary and adding to Muellner. Both Lots have adequate acreage. No DOT curb cut needed. A Type II Action. A motion by Creen, seconded by Andreassen to waive a public hearing per Section 323. 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 of Lot line revision pending payment of all fees and signatures. All in favor, none opposed, carried.

MISCELLANEOUS:

1. Discussion on updating Zoning Regulations and forward to Town Board. Weeks said he would compile information. Shuster can review before sending to Town Board.
2. Received Zoning Board Materials.

Since there was no further business to discuss, a motion by Post, seconded by Creen to adjourn the meeting at 9:35p.m. All in favor, none opposed, carried.

Respectfully submitted,

Juanita M. Wilsey, Recording Secretary