



PLANNING BOARD MINUTES  
FOR DECEMBER 16, 2014

Two 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 7:33p.m. Present were Howard Post, William Hayes, Kenneth Goldberg, Carol Furman and Dan Weeks. Absent were Paul Andreassen, Michael Tiano and William Creen. James Bruno, Liaison, absent. MaryAnne Wrolsen, CAC, was present. Dan Shuster, Consultant, was present.

A motion by Goldberg, seconded by Furman to accept the November 2014 Minutes. All in favor, none opposed, carried.

**PUBLIC HEARINGS:**

1. Site Plan and Special Use Permit-Jaycee Sales LLC/Jaime Cohen-Malden Turnpike-Building #3. Opened public hearing at 7:35p.m. Plans presented by Nigel Redman and Jaime Cohen. Vehicle dismantling and selling parts operation. No environmental problems. Mostly dry but will recycle all left over fluids extracted. Not a junk yard and no cars laying around. Employ 10 to 20 people. Will train and certify employees. No comments. A motion by Furman, seconded by Hayes to close hearing at 7:40p.m. All in favor, none opposed, carried. Discussion on process: no change on wet to dry. Will be brought in as dry as possible and during dismantling will collect and recycle whatever fluids are distracted. Car bodies will go to crusher. The floor is all concrete. In future would like to purchase a portable outdoor or inexpensive indoor crusher for on site and would be located against building and then pulled out to use. Will be in rear of building and not seen or heard as they are not loud and not massive. Shuster-come back to PIBd to clarify when purchased. Cohen-crushers have a catch basin also. An Eveready Distribution center was there prior. Furman-concerned with fluids going through concrete and into the ground and ventilation problems. Redman-Oils do not go through concrete. Cohen-uses a big diaper under car. Redman-no concerns with ventilation. Cohen-if gas vapor then have a system for that. A motion by Goldberg, seconded by Weeks for a site plan and special use permit approval with Condition when purchases a crusher or any other new addition made part of operation would need to come back to PIBd for approval. All in favor, none opposed, carried. Shuster-CoPIBd recommendations: Override the fluids due to dry vehicles and will be dismantled inside building. Also override the stormwater plan as no drainage will be done on sight and Town has already graded parcel. Weeks-what about batteries. Cohen-are concealed unit and will sell. Redman-the Town parked their oil trucks there for 2 years and is same compliance. A motion by Weeks, seconded by Hayes to override the UICoPIBd recommendations for spill prevention as long as it takes place indoors and are dry and override the stormwater plan. All in favor, none opposed, carried.

2. Major-Dominican Sisters/Scenic Hudson-Plans presented by Alton MacDonald from Santos Engineering. Informed that this has been the Falling Waters Preserve for the last 5 years and now finalizing the subdivision to keep as the preserve and other parcels for Dominican Sisters. Discussed accesses, buildings and stay managed as it is today. Now will be in a Deed. Betty Jorgensen-question on access on Spaulding Lane. MacDonald-explained the granting of access. Fabiano-his family maintains the field. Scenic Hudson representative-have discussed with your father and would like to keep and will have further talks later. A motion by Furman, seconded by Hayes to close hearing at 8:05p.m. All in favor, none opposed, carried. PIBd would be approving a Major subdivision as there are 2 lots made into 3 lots. Weeks-now is the time to ask about parking lots. Does the size limit the impact of usage and is overflow a problem. Scenic representative-not necessarily as they park where not suppose to there is no overflow problem with York St. MacDonald-there is one change on plans had to adjust line and did not change acreage or anything. Will receive mailing receipts from Attorney. A motion by Goldberg, seconded by Weeks to grant Conditional Final approval pending receipts, signatures and fees. All in favor, none opposed, carried.

#### OLD BUSINESS:

1. Major-Bergen/Conathan/Powdermill-Lotus Lane. Plans presented by Debi Conathan. Submitted all legal documents to be reviewed by T. Attorney. Have filed Corporation papers and waiting for approval. Conathan will write letter to Fire Company for their approval as Post said Fire Chief had no problem with access if an emergency. Public hearing is still open. Shuster-needs T. Attorney approval and Conditions met before Plans can be filed. Discussion on receiving Health Dept. approval to get septic in before winter. Post-Health Dept. will accept Conditional Final approval. Discussion on this being a Conservation Subdivision and its process. County has approved the subdivision now needs permit to construct when PIBd process is complete. Will forward all documentation to T. Attorney. A motion by Goldberg, seconded by Furman to grant Conditional Final approval pending Conservation easement, Home Owners Association approval, Road Maintenance Agreement approved by Town Attorney and receipt of Fire Department approval letter. All in favor, none opposed, carried.

#### PRE-HEARING CONFERENCE:

1. Lot line revision-Michael and Judith Esposito-York St. Plans presented by Dan McCarthy from Praetorius & Conrad. Part of Parcel A which is Parcel C is being added to Parcel B. No additional parking – no changes. Dash line was added which is sewer easement. Vacant land. A motion by Goldberg, seconded by Furman to declare as a Type II Action. All in favor, none opposed, carried. A motion by Goldberg, seconded by Furman to waive public hearing. All in favor, none opposed, carried. A motion by Goldberg, seconded by Furman to grant Conditional Final approval pending signatures and fees paid. All in favor, none opposed, carried.

MISCELLANEOUS:

1. Received Zoning Board Materials.

Since there was no further business to discuss, a motion by Furman, seconded by Hayes to adjourn the meeting at 8:45p.m. All in favor, none opposed, carried.

Respectfully submitted,

Juanita M. Wilsey,  
Recording Secretary