



PLANNING BOARD MINUTES  
FOR November 18, 2014

No public hearings were scheduled for this meeting. Howard Post, Chairman, opened the meeting at 7:35p.m. Present were Howard Post, Paul Andreassen, William Hayes, Michael Tiano, Kenneth Goldberg, William Creen, Carol Furman and Dan Weeks. James Bruno, Liaison, present. MaryAnne Wrolsen, CAC, was present. Dan Shuster, Consultant, was present.

A motion by Furman, seconded by Tiano to accept the October 2014 Minutes. Motion carried. Goldberg abstained.

**PUBLIC HEARINGS:**

None

**OLD BUSINESS:**

1. Major-John Stowell-Rt. 32S. Extension has expired. Needs a motion to extend the extension. Post read letter P. Economos, Building Dept., stating that Stowell has an estimated 2 more months of work depending on weather. Discussion. A motion by Weeks, seconded by Andreassen to grant a one (1) year extension on the construction of roads and drainage. All in favor, none opposed, carried. Post-this is not to set a precedent.

**PRE-HEARING CONFERENCE:**

1. Site Plan and Special Use Permit-Jaycee Sales LLC/Jaime Cohen-Malden Turnpike-Building #3. Plans presented by Nigel Redman and Jaime Cohen. A site plan to dismantle dry vehicles, test parts and sell on-line only and the body is sold to be crushed. Indoor process. In the future will purchase their own crushed. DEC approved. No building changes, no water change. Town used building prior and graded so no changes needed. Weeks-is not open to the public, no walk-ins or local car drop offs. Vehicles are delivered dry then brought in-doors to be double checked and vacuumed. When totally clean will be dismantled right then and there or placed outside until ready. The fluids will be sold right away, no holding on site. Weeks-question on what PIBd usually asks for on a site plan like fencing, outdoor storage, screening. Redman-there is a natural berm so you cannot see over and a row of trees and also blocked by building and 15ft. berm with 15 to 20ft. high trees by paper product building. Furman-number of cars. Redman-10 a day-150 to 400 cars will be held but Lot can hold 500 cars. Ship parts and e-bay only - no over the counter sales. Tiano-tires sold to scrap-recycle. Cohen-no problem a lot of companies want them. Will employ about 10 plus employees in 2015. Shuster-if more cars do you plan on layering up. Redman-single layer storage only this is not a junk yard. Furman-specialize. Cohen-VW and Audi-specialized in both. Question on fence. Redman-cannot see cars from road and fence would be more for security.

Shuster-can make a Condition that cars cannot exceed height and 1000ft. of fence otherwise will have to come back for PIBd approval. Andreassen-knows property and explained that there is a berm and cannot see over. Weeks-security fence could be unsightly and if need will have to come back to PIBd. Furman-then there is signage and lighting. Redman-a small sign to identify the building and there is lighting already. Shuster-is part of larger site so all concerns were taken care of nothing is changing. Creen-will need a building permit if fence is over 6ft. Andreassen-do you think you will out grown. Redman-not in 10 years have 8000sq.ft. of usable space and could go with a second shelf. Redman-will sell new parts also. You self-police yourself with DEC – heavy fines if not comply. Each car will have a file to be traced. A motion by Week, seconded by Creen to refer to UICoPIBd. All in favor, none opposed, carried. A motion by Goldberg, seconded by Andreassen to declare as an Unlisted Action. All in favor, none opposed, carried. A motion by Goldberg, seconded by Andreassen for a Neg Dec. All in favor, none opposed, carried. A motion by Goldberg, seconded by Andreassen to schedule a public hearing for December 16, 2014. All in favor, none opposed, carried. Post-would like to have at least 2 PIBd members visit the site before the public hearing. Andreassen, Furman and Weeks volunteered to visit and report back.

2. Lot Line Revision-Alba LaFiandra-Gleniere Lane-Plans presented by Thomas Conrad. Applicant owns all 3 lots and lives in house. Plans to add on a sunroom but lacks 6ft. 1 in. for setback. This bump out lot line revision satisfies the setback. Goldberg-still not a 2 acre parcel (MDR/SA) but making problem better. A motion by Goldberg, seconded by Creen to declare as a Type II Action. All in favor, none opposed, carried. A motion by Goldberg, seconded by Andreassen to waive the public hearing. All in favor, none opposed, carried. A motion by Andreassen, seconded by Creen to grant Preliminary Plat approval, waive submission of Final Plat and grant Final approval. All in favor, none opposed, carried. Received 2 signed plans.

3. Major-Dominican Sisters/Scenic Hudson-Plans presented by Chris Rizzo, Sister's representative and Alton MacDonald from Santos Engineering. Sister's keeping 2 tax lots of 29 acres and 9 acres. Scenic Hudson receiving 149 acre lot in order to keep for the nature preserve with 2 easements recorded in deed. The 2 houses the Sister's will keep. There are no conservation easements. Tiano-question about tax lots as they are not taxable now. Shuster-taxable if sold in future. Tiano-use Village Drive as egress. MacDonald-does not touch parcel by Village Drive. Weeks-question on where Scenic Hudson has preserves. Scenic representative said 10 counties like Albany, Westchester and Rockland all usually with no conservation easement as their ownership is protection for non-profit and they have 50 year history doing this. Shuster-is there a reason why 50ft. wide road and 25ft. wide. MacDonald-explained for walking and driving and parking differences. Shuster-there is no physical change. 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 Andreassen for a Neg Dec. All in favor, none opposed, carried. A motion by Andreassen, seconded by Tiano to schedule a public hearing for December 16, 2014. All in favor, none opposed, carried.

MISCELLANEOUS:

1. Received Zoning Board Materials.
2. Signed Central Hudson plans.
3. Signed Vincent Berzal plans.
4. Signed Vincent DePoala plans.

Since there was no further business to discuss, a motion by Creen, seconded by Weeks to adjourn the meeting at 8:30p.m. All in favor, none opposed, carried.

Respectfully submitted,

Juanita M. Wilsey,  
Recording Secretary