

PLANNING BOARD
MINUTES FOR FEBRUARY 20, 2007

Eight (8) public hearings were scheduled for this meeting and the public was invited to come forward to examine maps and ask questions. William Creen, Chairman, opened the meeting at 7:35p.m. Present were James Bruno, William Creen, Tom Francello, Carole Furman, George Collins, Howard Post and William Hayes. Chris Round, Consultant and Nancy Campbell, Town Board were present.

A motion by Post, seconded by Collins to accept January 2007 Minutes. All in favor, none opposed, carried.

Chris Round of Chazen explained the new process “Gatekeeper” for the Planning Board process. Gatekeeper, now Chazen, will review all submissions and determine the completeness of the application. If not complete, will forward a letter to applicant notifying them that they will not be on agenda for that month.

Discussed Draft of Moratorium on Gateway – specific to gas stations, etc. Members should review.

PUBLIC HEARINGS:

1. Major-South Peak/212 Developers-Rt. 212-opened public hearing at 8:40p. Maps presented by Bob Capowski. Subdivision-24 houses with 4 bedrooms and separate Wells and septics. Town Road from Rt. 212 to Cottontail. Contacted Army Corps for Federal wetland encroachments on 3 wetland areas. Contacted DEC for protected stream under Osnas Lane. Needs permit to cross stream. Access and road is right on lot line off Rt. 212. Needs Health Dept. and Town Engineer approvals. There are 6 points of discharge water off site and will show 10 and 100 year storm chart. Showed drainage by Osnas Lane and Cottontail access. There are undersized drainage pipes on both of these accesses now. Letters were read from concerned neighbors and also received a few letters from neighbors in attendance. All concerned with drainage (flooding), Town Road, wildlife, mosquitoes, and blasting. Mark Pisani read letter from Jeff Cohen concerned with drainage of ridge runoff which drains into his house is now running up hill on map!! Capowski-designed for longest flow path for peak flow and explained and also told him where the developing would take place. Discussed digging a ditch at bottom of ridge. Pisani read his letter concerned with drainage, traffic and environment; Osnas Lane-stream floods due to undersized culvert pipe which needs to be fixed; Homeowner’s Assoc. to watch drainage ponds, if Assoc. fails will Town form a District and take over (fees for taxpayers); and Cottontail width as interior Town Rd. will be wider. Capowski-reviewing that –new road narrower-will drive slower, signs stating narrower road ahead-will discuss with Highway Superintendent. Creen-road has to be

bonded. Pisani-concerned with oil heating tanks if above or beneath the ground. Creen-codes are very strict. Pisani-should test Wells by Cottaintail side before, during and after construction as they are all shallow Wells. Creen-those older Wells need to be drilled deeper and people who have shallow Wells are doing that now. Bill Bivins-concerned with contamination of his Well with all construction up hill from his property. Capowski-Health Dept. requires test holes and has erosion plans and hopes construction management follows it. Pisani-Site distance on Rt. 212. Capowski-500ft. site distance and DOT might make them clear in ROW. Pisani-fix distance by clearing not moving the access and what about just one way road. Creen-getting into to much detail, that is DOT's approvals. Pisani-recommends Planning Bd. makes a Pos Dec as there is too much up in the air. Creen-they have to prepare a full EAF, that is part of the process. Jack Clark-read letter concerns that new system is going into older system and needs to fix older before continuing new system and needs to bond in case there is a problem. Capowski-never been done before. Creen-Engineering firms are liable. Clark-his letter stated he lost a lot of money with flooding in his house and Town should be responsible. Neighbor has a big sink hole where a school bus stop is located and they have a daycare center. Need to fix culvert on Osnas Lane first. Creen-we cannot do anything but give us the letters stating the culvert problem and we will forward to responsible people. Another neighbor stated that Cottontail was going to be for an emergency access only. Creen-that is a problem as a development should have more than one access. Pisani-where will they store construction equipment. Capowski-have not decided yet but will be shown on final map. Pisani-what about trucks with all the yards of rock to be cut for slope. Capowski-100's of truck loads but regarding so that does not happen, looking to flatten hills to cut down truck traffic but would use Rt. 212 access. Bivins-blasting concerns and if he will be notified. Capowski-looks like he can tear through but not guaranteeing and will be notified within a certain radius if they blast. Joanne VanSickle-when will construction start. Capowski-Spring of 08. Creen-depends on this process, when he receives approvals. Clark-wanted ponds explained. Capowski and Creen explained how they slow down runoff. Brigit Refregler-concerned with herd trail, animals environment and traffic light on Rt. 212. Creen-depends if DOT wants a light. Capowski-there are no endangered species, had to review that also. Diane, a neighbor-suggested that the hearing stay open and to declare a Pos Dec. Creen-explained that they can still submit new concerns in a letter form to be added to file and to check Web when they will be on the next agenda. A motion by Collins, seconded by Post to close hearing at 9:45p.m. All in favor, none opposed, carried. A motion by Collins, seconded by Post for Town Planning Board to be Lead Agency and Chazen send out letters. All in favor, none opposed, carried. Received receipt cards.

2. Minor-John "Sean" Finn-John Schults Rd.-Opened public hearing at 7:45p.m. Maps presented by Richard Rothe-Lot 1 has 18 acres and Lot 2 has existing house. Wants to sell off house and keep vacant piece to keep as horse pasture. Needs update for curb cut approval for Lot 1. No comments. A motion by Post, seconded by Hayes to close hearing at 7:50p.m. All in favor, none opposed, carried. A motion by Collins, seconded by Furman for a Neg Dec. All in favor, none opposed, carried. A motion by Collins, seconded by Post to grant Preliminary Plat approval, waive submission of Final Plat and grant Conditional Final approval pending Town curb cut approval, payment of fees and

owner's signature on a reproducible map. All in favor, none opposed, carried. Received receipt cards and Seqr.

3. Major-Hilton Wilson-Rt. 32-Opened public hearing at 7:55p.m. Maps presented by Richard Rothe-4 lots-has existing residence with 4 acres then 3 lots of 2 acres. Has Health Dept. approval. Applied for curb cuts, preparing Road Maintenance Agreement and gave Pl. Bd. road profile. No comments. A motion by Post, seconded by Furman to close hearing at 8:00p.m. All in favor, none opposed, carried. Chris Round-explained profile-needs cuts and fills of 5 ft. and needs grading plan to show that. Creen-Town Highway Superintendent is adopting new standards and will have a draft form. Rothe-does not see a problem meeting them. No action was taken. Rec'd receipt cards.

4. Minor-Thomas & Frances Resso-Rt. 32-Opened public hearing at 8:07p.m.-Maps presented by Michael Vetere-DOT wants access through Crowne Management project. Concerned that this road will not be built for a while or if will be a Town Road. Richard Praetorius for Crowne project discussed with Vetere and Vetere will be meeting with DOT later this week. No comments. A motion by Furman, seconded by Collins to close hearing at 8:10p.m. All in favor, none opposed, carried. Round-maybe have a temporary access until Crowne builds road then can abandon old access. A motion by Collins, seconded by Furman for a Neg Dec. All in favor, none opposed, carried. No other action will be taken until DOT approval. Received receipt cards and Seqr.

5. Minor-Deanna Tyler, Thomas & Robert Rice-Rt. 32-Opened public hearing at 8:15p.m.-Maps presented by Michael Vetere-has 2 lots now subdividing another off the back lot. Has public water and sewer. Access off existing ROW off Rt. 32. No comments. A motion by Post, seconded by Furman to close hearing at 8:18p.m. All in favor, none opposed, carried. Discussed 5 or more units on a State Road-from a minor to a commercial-subject to DOT review to update present permit. A motion by Post, seconded by Furman for a Neg Dec. All in favor, none opposed, carried. A motion by Collins, seconded by Hayes to grant Preliminary Plat approval, waive submission of Final Plat and grant Conditional Final approval pending discussion with DOT on access if sufficient. All in favor, none opposed, carried. Received receipt cards and Seqr.

6. Minor-James & Maureen Dolan-Church Rd.-Opened public hearing at 8:23p.m.-Maps presented by Tom Conrad-existing house on one lot. A motion by Furman, seconded by Post to close hearing at 8:25p.m. All in favor, none opposed, carried. Discussed Health Dept. approval and 50ft. ROW and curb cut for Town Road. Maps were revised from January-moved lot line. A motion by Post, seconded by Hayes for a Neg Dec. All in favor, none opposed, carried. A motion by Furman, seconded by Collins to grant Preliminary Plat approval, waive submission of Final Plat and grant Conditional Final approval pending curb cut, Health Dept. approval and payment of fees. All in favor, none opposed, carried. Received receipt cards and Seqr.

Collins-recused

7. Lot line revision-Mary Liberto & Anna Lisa Buskirk-Rt. 32-Opened public hearing at 8:34p.m. Maps presented by Tom Conrad-Parcel is in Highway Business and Residential

zoning. Septic reserve area for residence is in HB zoning so taking that piece and adding to Residential parcel and other piece of that parcel is being added to Gottenberg parcel. Lot is conforming now and will be back to Planning Board for site plan. A motion by Post, seconded by Hayes to close hearing at 8:40p.m. All in favor, none opposed, carried. They are not changing zoning. A motion by Creen, seconded by Hayes to grant Preliminary Plat approval, waive submission of Final Plat and grant Conditional Final approval pending owner's signatures. All in favor, none opposed, carried. Received receipt cards. Collins returned.

8. Site Plan-Highland Cliffs / Robert Sherman-Skyline Drive- cancelled.

OLD BUSINESS:

1. Minor-Dave Zurenda-Malden Turnpike-Maps presented by Richard Rothe-A 2.5 acre Lot and a 3acre Lot-will build one house and existing house. Needs Health Dept. approval. Co. Curb Cut update is in process. Needs official delineation of Federal wetlands and Road Maintenance Agreement. A motion by Collins, seconded by Post for a Neg Dec. All in favor, none opposed, carried. A motion by Hayes, seconded by Collins to grant Preliminary Plat approval, waive submission of Final Plat and grant Conditional Final approval pending Health Dept. approval, curb cut approval, Road Maintenance Agreement and fees paid. All in favor, none opposed, carried.

2. Major-JLM Home Developers-Diamond Court-Maps presented by Richard Rothe-Will correct map showing septic for Lot 1 and Lot 2 are below the ledge. Needs Health Dept. approval. Needs road profile, grading and drainage. Will improve Diamond Court. Road Maintenance Agreement being prepared. A motion by Post, seconded by Collins to grant sketch approval and schedule a public hearing for March 20, 2007. All in favor, none opposed, carried.

3. Minor and Lot line revision-Quick Check – Rt. 9W & Rt. 32- Cancelled.

4. Site Plan-Tim Morgan-Rt. 32-Maps presented by Jeff Hogan-sent to Co. Planning Board but have not received comments yet. DOT concerned with commercial parking lot which will be paved and curbed or blocked off. Discussed all Pl. Bd. comments except fencing. Show tree size along front-2 – 2 ½ in. caliber. Maybe the apartment house will be rented office space instead. Keep screening. A motion by Collins, seconded by Hayes for a Neg Dec. All in favor, none opposed, carried. A motion by Furman, seconded by Hayes to grant Preliminary Plat approval, waive submission of Final Plat and grant Conditional Final approval pending the outcome of Co. Planning Bd. comments, State DOT approval, tree size on map, elevations and payment of fees. All in favor, none opposed, carried.

5. Site Plan-Crowne Management Group, LLC-Rt. 32-Maps presented by Bruce Utter – Brinnier & Larios reviewing stormwater and still preparing water and sewer. Discussed Co. Planning Board comments: interconnections of road can be done with Resso or Schoelen but not feasible with Central Hudson; there is no sidewalk ordinance; can add

more trees but lighting cannot be done (it was discussed to add lamp posts on each lot); there is no area for recreation and the elevations were sent to Co. Planning Bd. to review.

PRE-HEARING CONFERENCE:

1. Lot line revision-Gerhard Benzenhoefer-Maps presented by Bruce Utter-was part of Parcel A then part of Parcel C and now back to the way it was – part of Parcel A. A motion by Creen, seconded by Hayes to waive public hearing per Section 323. All in favor, none opposed, carried. A motion by Creen, seconded by Bruno to grant Preliminary Plat approval, waive submission of Final Plat and grant Conditional Final approval pending owner’s signature. All in favor, none opposed, carried.

MISCELLANEOUS:

1. Mary Mansey/Kim Mathews/KMM Homes LLC-subdivision- received 2 signed map.
2. Richard Syracuse-added ROW to prior signed map–received 2 updated signed maps.
3. Received January 8, 2007 ZBA Minutes on February 8, 2007.

Since there was no further business to discuss, a motion by Bruno, seconded by Creen to adjourn the meeting at 11:00p.m.

Respectfully submitted:

Juanita M. Wilsey,
Recording Secretary

NOTE: These minutes for approval were proposed based on the writers interpretation of discussions held at the meeting, and amended as deemed appropriate under the direction of the Planning Board Chairman.