



PLANNING BOARD MINUTES FOR SEPTEMBER 16, 2014

One public hearing was 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, Paul Andreassen, William Hayes, Michael Tiano, Kenneth Goldberg and Dan Weeks. Absent were William Creen and Carol Furman. James Bruno, Liaison, present. MaryAnne Wrolsen, CAC, was present. Dan Shuster, Consultant, was present.

A motion by Goldberg, seconded by Tiano to accept the August 19, 2014 Minutes. Motion carried. Weeks abstained.

PUBLIC HEARINGS:

1. Minor-Lucia Ferrante-Leslie-Stoll Road. Plans presented by Lucia Ferrante-Leslie. Opened public hearing at 7:34p.m. A 5 acre parcel subdivide into a 1.4 acre parcel and a 3 acre parcel. Has two ROWs. No comments. A motion by Goldberg, seconded by Andreassen to close hearing at 7:37p.m. All in favor, none opposed, carried. Discussion on ROWs: width is fine but question on layout and condition. Paul Economos, Building Depart., inspected the ROW and made suggestions of a turnaround at end or a pullover. Topo is an issue. Mike Vetere, III was surveyor and said the ROW is there and can be traveled on, is straight and flat. Ferrante-Leslie said has been used to log property. Shuster-if using should be to Town Standards for height and width clearing. Ferrante-Leslie-has not developed it yet would like to start in the Spring to clean up abandoned bus, etc. on property and clear. Shuster-before a building permit is issued would have to clean and clear anyway and needs to establish a ROW legally protected. Accepted that accesses will meet Town Standards. Shuster-Condition for ROW design, grade, etc. before developing and meet Building Dept. standards before CO anyway. Vetere-the new portion of ROW will be written up and described and the back ROW was shown because it is a deeded ROW, existing in her deed and new part will be added. Weeks-need liber number. A motion by Weeks, seconded by Goldberg to grant Conditional Final approval pending all fees paid and signatures. All in favor, none opposed, carried.

OLD BUSINESS:

None

PRE-HEARING CONFERENCE:

1. Minor-Vincent DePoala/Tasha Berzal-Malden Turnpike. Plans presented by Michael Vetere III. This was withdrawn last month now resubmitted with new Lot configuration. Subdividing 4 acres off parcel. Has the concrete Thruway ramp that the Thruway granted

to the parcel. The Thruway does not own any of it. Will receive septic approval next week. Needs Road Maintenance Agreement. Shuster-physical use access. Vetere-yes it is a fast road and topo is flat. Shuster-has 200ft. of road frontage for access. Vetere-easier to use Thruway pad. There is no access through Pesce parcel. 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 October 21, 2014. All in favor, none opposed, carried.

2. Minor-Reformed Protestant Dutch Church-Rt. 32. Plans presented by Bert Winne. Church has 75.5 acres and subdividing 71 acres to Viray. Church will keep the Church and other buildings. This will give Viray 162ft. of road frontage. Weeks-is church responsible to maintain the cemetery. Winne-no record of church owning seems to be Osterhout Family cemetery. Shuster-this is a straight forward subdivision but if developed in the future will be in the waterfront overlay. Viray's not combining with their adjoining lot now. Church will maintain road over to back of church property. Winne is working on particulars and will show when complete. A motion by Goldberg, seconded by Weeks to declare as an Unlisted Action. All in favor, none opposed, carried. A motion by Goldberg, seconded by Weeks for a Neg Dec. All in favor, none opposed, carried. A motion by Goldberg, seconded by Andreassen to schedule a public hearing for October 21, 2014. All in favor, none opposed, carried. Winne will check into the cemetery concerns with visitors to cemetery, etc.

MISCELLANEOUS:

1. Received Zoning Board Materials.

Since there was no further business to discuss, a motion by Post, seconded by Andreassen to adjourn the meeting at 8:15p.m. All in favor, none opposed, carried.

Respectfully submitted,

Juanita M. Wilsey,
Recording Secretary