

PLANNING BOARD  
MINUTES FOR JUNE 21, 2011

One public hearing was scheduled for this meeting. Howard Post, Chairman, opened the meeting at 7:34p.m. Present were Paul Andreassen, Howard Post, William Creen, Dan Weeks, Ken Goldberg, Mike Tiano, William Hayes and Carole Furman. Bruce Leighton, Liaison, absent. Dan Shuster, Consultant, and Josh Randall, CAC, were present.

A motion by Goldberg, seconded by Weeks to accept the May 2011 Minutes with corrections. Motion carried. Furman abstained.

**PUBLIC HEARINGS:**

1. Minor-Vincent Organtini / Old Realty, Inc.–John Joy Road-Plans presented by Peak Engineering. Opened public hearing at 7:35p.m. Old Realty, Inc. owns land locked parcel and this will give them access. Two accesses off new curb cut. Has Health approve. No comments. Shuster-concerned with access, make Road Maintenance Agreement a Condition. A motion by Creen, seconded by Weeks to close hearing at 7:37p.m. All in favor, none opposed, carried. A motion by Creen, seconded by Weeks to grant Preliminary Plat approval, waive submission of Final Plat and grant Conditional Final approval pending Road Maintenance Agreement. All in favor, none opposed, carried. Received Receipt cards and Seqr.

**OLD BUSINESS:**

1. Major-South Peak / Philips International-Rt. 212-Plans presented by Nancy Clark, Engineer- In 2007 proposed 23 lots and have Conditional approval. Now 22 lots and here to propose Phasing. They are working on Health Dept. approval for all lots. Phase 1 – will be 4 lots off Rt. 212, new road to cul-de-sac, and drainage improvements on Osnas Lane.

Phase 2 – including Cottontail Road with 4 lots and stormwater drainage.

Phase 3 – including the rest of the lots.

Clark-meetings with Mark Pisani (Osnas Lane representative) have gone well.

The Engineering for the whole project is done and Pl. Bd. will approve each Phasing on separate maps when submitted to the Pl. Bd. The time limit is 3 years.

Discussed Stormwater District.

Mark Pisani-pleased with Pl.Bd. and Engineers workings with him.

A motion by Goldberg, seconded by Weeks to approve the Phasing of this project and now approve Phase 1 with all Conditions. All in favor, none opposed, carried. Clark-with reference to Conditions-this does not need nor ever did need to be sent to Ul.Co.Pl.Bd. under the rules at that time and Cultural Research has been done as these Conditions are old. Clark-On August 18, 2011 extension expires. A motion by Creen, seconded by Weeks to grant a 90 day extension from August 18, 2011. All in favor, none opposed, carried.

2. Major-Michael Spada-Rt. 32S-Represented by Michael Vetere- ZBA approved variance. Submit updated maps for Preliminary approval and then have a public hearing.

3. Major-John Stowell-Rt. 32S-Plans presented by Richard Rothe. A 9 lot subdivision. Here to discuss the inter-cross road with Crowne Management since that project has changed from 42 townhouses to apartments. Received letter from Town Attorney, George Redder stating Pl.Bd. cannot compel Stowell to “dedicate part of his subdivision for the use by the Crowne Management Project unless there is consent between the adjacent owners”. Since there is no consent, Pl.Bd. said Stowell can remove Condition that Stowell reserve area for inter-cross road in subdivision. Reserve area as open space but include in bulk area. A motion by Creen, seconded by Weeks to remove inter-connection reservation area as a Condition. All in favor, none opposed, carried.

#### PRE-HEARING CONFERENCE:

1. Site Plan-Waterfront Overlay-Rico and Susan Miller Viray-Carlen Lane off Greymouse Rd. off Rt. 32S. Plans presented by Fauzia Khanani of Foz Design. Building a house on Hudson River Bank. Has 13.7 acres and disturbing .21 acres. The building will be 34.7ft. in height; footprint of 5341sq.ft. and exterior of blue stone, cedar and glass. The ROW is 12ft. to 15ft. wide gravel drive and will need pull out areas. Will not remove major trees. Will remove up-lighting on river front side. Richard Praetorius discussed Archeology Phase 1A findings that were done in the Glasco area and no prehistoric matter was found. Half of this area was excavated when ice house was built in 1875. Now .21 acres for house will be disturbed. This area is mostly bedrock and a high cliff to river. No blasting for this project. Goldberg would like an archeology study performed. All other Pl.Bd. members said unnecessary. Will leave existing boat house and they might build a dock with no other disturbance below cliff. Shuster will prepare Part 3 of long Seqr. No more discussions. Will be placed on July Agenda.

2. Lot line revision-Minor-Fred and Marie Costello-Market St., Glasco. Plans presented by Chris Costello. This will clean up encroachments and Chris wants to build a house on new lot. A motion by Goldberg, seconded by Furman to schedule a public hearing for July 19, 2011. All in favor, none opposed, carried. A motion by Goldberg, seconded by Furman to declare an Unlisted Action. All in favor, none opposed, carried. A motion by Furman, seconded by Creen to grant a Neg Dec. All in favor, none opposed, carried.

3. Minor-Wayne Drefin-Highwoods Road-Plan presented by Michael Vetere. Prior subdivision in 2003. Now wants to subdivide 2 acres off. Has Co. approval letter.

A motion by Goldberg, seconded by Furman to declare an Unlisted Action. All in favor, none opposed, carried. A motion by Furman, seconded by Creen to grant a Neg Dec. All in favor, none opposed, carried. A motion by Goldberg, seconded by Creen to schedule a public hearing for July 19, 2011. All in favor, none opposed, carried.

4. Minor-Bette Sank-Dutchtown Road-Portion was subdivided out then put back. Now removing lot line to enlarge Lot 1 and Lot 2 is a 4.9 strip parcel. A motion by Goldberg, seconded by Creen to declare an Unlisted Action. All in favor, none opposed, carried. A motion by Creen, seconded by Furman to grant a Neg Dec. All in favor, none opposed, carried. A motion by Goldberg, seconded by Creen to schedule a public hearing for July 19, 2011. All in favor, none opposed, carried.

5. Site Plan-Tower Products, Inc.-Tower Drive-Plan presented by Richard Praetorius. Existing Tower Products building approved in 2007. Now revised site plan expanding parking area on west side of Tower Road. Will be gravel for now. Discussed 50ft. buffer, islands, grading, shade trees in islands and landscaping. Re-delineate wetlands. Will delineate parking lot for traffic control and not with just a post and chain. Will train employees on how to park with paint and cones. No public hearing is necessary. A motion by Goldberg, seconded by Furman to declare an Unlisted Action. All in favor, none opposed, carried. A motion by Goldberg, seconded by Creen to grant a Neg Dec. All in favor, none opposed, carried. A motion by Creen, seconded by Weeks to grant approval of revised site plan subject to parking set back of 10ft. from Tower Drive and delineation of parking spaces. All in favor, none opposed, carried.

#### MISCELLANEOUS:

1. John and Kristina Chmelar – discussed letters from Catskill Pl.Bd. and Highway Dept. as they had no concerns. Thomas Conrad will apply to Town Board for Section 280a matter. This project has Conditional Final approval. Pl.Bd. forwarded a letter to Town Bd. stating they recommend Section 280a approval by Town Bd.
2. Received ZBA Minutes.

Since there was no further business to discuss, a motion by Creen, seconded by Post to adjourn the meeting at 9:30p.m. All in favor, none opposed, carried.

Respectfully submitted,

Juanita M. Wilsey, Recording Secretary