

PLANNING BOARD
MINUTES FOR APRIL 17, 2012

One (1) public hearing was scheduled for this meeting and the public was invited to come forward to examine plans and ask questions. Howard Post, Chairman, opened the meeting at 7:31p.m. Present were Paul Andreassen, Howard Post, William Creen, Ken Goldberg, Mike Tiano, William Hayes, Dan Weeks and Carole Furman. Bruce Leighton, Liaison; Dan Shuster, Consultant; and Josh Randall, CAC were present.

A motion by Goldberg, seconded by Furman to accept the March 2012 Minutes with correction to Dolney project. All in favor, none opposed, carried.

PUBLIC HEARINGS:

1. Major-Jody Dwelling LLC-Rt. 212 and Band Camp Road- Opened public hearing at 7:33p.m. Plans presented by Bruce Utter. Project has 52 acres subdivide into 5 lots. Old project was for 9 lots. Lot 1 has house built. Has Health Dept. approval on all 9 Lots. Now when they construct will revise with Health Dept. Comments: Harry Vickery-neighbor, Farmer and in agricultural district-concerned with environmental impacts on wetlands, no ground cover just stone, neighbors have impact on his Well and groundwater table concerns. Worried about further subdividing a few Lots each year. Utter-would need PIBd approvals and not doing now because of cost. Vickery-they are in flood plain. Serious drainage problem as there is no soil and with 4 or 5 bedroom houses there will be more runoff. Soil is clay and septic is close to wetlands. Utter-all septics are approved by Health Dept. Vickery-what about a buffer zone to protect land. Utter-no as all Lots are over 10 acres in size. Vickery-never had a problem with his Well now he does. Does not care what they put on their property as it is their business but has concerns with being flooded out more than he is now and has been since a prior PIBd decision but has been dealing with it. Neighbors-all have Well problems. A motion by Furman, seconded by Weeks to close hearing at 7:42p.m. All in favor, none opposed, carried. Utter-the 5 approved septics are not being disturbed by the subdivision reduction. Will file an Erosion Plan. If they come back will need to file a Full review. Utter-yes. Shuster-make it a Condition that if there is a change a full SWPPP is needed. Discussion on Wells: Andreassen-can reducing guarantee no impact. Utter-there are 4 less Wells. Vickery-3 neighbors Wells went sulfur and his is milky. Vickery-more Wells more problems. Creen-send to Town Eng. Shuster-had a Neg Dec on old project. Utter-can add flood plain lines. Shuster-show flood plain before PIBd takes action. Received receipt cards.

OLD BUSINESS:

1. Site Plan-Crowne Management Group / Regan-Rt. 32S-Plans presented by Bruce Utter. Discussed CoPIBd comments: lighting, landscaping, fire hydrants, utilities, sewer

pitch and water pressure were addressed. Inter-cross to the North side can be set aside for emergency purposes. Private drive-24ft. wide and add NOTE to Town standards. Will get elevations and show sidewalks. Stormwater and Erosion has been submitted and approved by Brinnier and Larios. Access walk around Maintenance area. Fire Safety-added paving system and addressed concerns. School aged children-in Shuster review 42 children / 2 per grade. Goldberg-fire equipment with height of buildings and would like to get school information from School Principals and Fire information from Fire Dept. Utter-when maps are further along will have all answers. Utter-we need to create a List. Ciantelle-she has more questions from the UICoPIBd meeting that were not discussed. Post-we have the comments here that were given to us by the CoPIBd. You would have to contact the CoPIBd. Andreassen-also if you have any problems contact our PIBd. Tiano-discuss truck weight. Utter-total weight axel load. Weeks-anticipated these comments. Utter-yes. Weeks-erosion control shown. Utter-2 pages of the plans. Weeks-any Co. comments not expected. Utter-no-will update and submit maybe by June as there is still a lot of work to finish.

2. Site Plan-Michael Piazza / 32/212 Site Plan- Route 32 and 212- Received an e-mail requesting to be placed ON HOLD.

3. Site Plan-Total Tennis-Old Kings Highway-Plans presented by Bruce Utter. Received UICoPIBd comments – No County Impact. Building 4 paddle tennis courts. A motion by Andreassen, seconded by Creen to grant Final approval. All in favor, none opposed, carried. Received 2 signed maps.

4. Site Plan-Tower Products-Tower Drive-Plans presented by Bruce Utter. Expand parking area. Gravel lot. Has revisions that were settled in a Court of Law in the Stipulation. The Town Board and the PIBd need to approve and sign Stipulation. A motion by Creen, seconded by Furman to grant Conditional Final approval on the Stipulation pending the approval of the Town Board. All in favor, none opposed, carried.

5. Site Plan-Always Best Services, Inc.-Rt. 9W-Plans presented by Bruce Utter. Parking spaces for 4 to 5 U-Haul Trucks in back of Sunoco Gas Station. Trucks are 24ft. long. Discussed a few places to park trucks and how. Spaces are not 24ft. deep and will have a 2ft. overhang, question on drive-thru window, DOT review, stormwater runoff and dumpster. Discussed landscaping and a fence and access for ATV's. Trucks will be there and ready when needed. Is a Franchise where they park a few trucks at different locations. Furman and Weeks discussion on setbacks to brother's property and use spaces that already exist, temporarily. Trucks should be backed in with only the owner driving and parking trucks. Shuster-approve Phase 1 of existing spaces now and if Phase 2 is needed can approve Phase 2 for the 5 angled spaces in back as shown on plans. A motion by Goldberg, seconded by Creen to declare as an Unlisted Action. All in favor, none opposed, carried. NOTE on map stating that owner drives and parks trucks and not parked all over property and to be delivered to holding area. A motion by Goldberg, seconded by Creen to grant a Neg Dec. All in favor, none opposed, carried. A motion by Goldberg, seconded by Andreassen to schedule a public hearing for May 15, 2012. All in favor, none opposed, carried.

PRE-HEARING CONFERENCE:

1. Site Plan-Allen Lawless-Rt. 9W-Plans presented by Bruce Utter. Wants to expand previous parking space - 85 x 100 area for parking equipment for tree cutting business plus 50ft. mulched area. Discussed lights, gravel driveway, 10 to 15% slope. Show grading and path of drainage. Buffer for church road. Screening of trees between church. Trees on both sides of road to cemetery. Wood stored there for own use and parks 3 trucks. Operation on weekends. No more equipment just wants more space and to update. Has lights now and will add to other space. Road is higher. Show topo. A motion by Goldberg, seconded by Creen to declare as an Unlisted Action. All in favor, none opposed, carried. A motion by Weeks, seconded by Furman to schedule a public hearing for May 15, 2012. All in favor, none opposed, carried.
Goldberg- PIBd needs to grant a Neg Dec before the public hearing is opened.

2. Site Plan-Picker's Palace.Com/Scott Gussin/Rocco Morello-Rt. 32N-Plans presented by Scott Gussin. Old pizza restaurant. No modifications being done. Renting a store front to store antiques. Has parking spaces and will add trees. A public hearing is required due to the Special Use Permit needed. This is a different use of the building.
**at this point Applicant got upset and WITHDREW the Application and left.

3. Site Plan-Waterfront Overlay-Daniel Graap-Patterson Road-Plans presented by Christopher DiChiaro. Wants to demolish old house and build a large home. Received ZBA variance on SW side of house. Improvement on waterfront access. Repair septic-4 bedroom residence upgrading and updating. Building a two and a half story house. Shuster-has to maintain trees-visual impact and erosion to water. Give copies of neighbors' letters and ZBA minutes to PIBd members to review. A motion by Goldberg, seconded by Creen to declare as Unlisted Action. All in favor, none opposed, carried. A motion by Creen, seconded by Furman to schedule a public hearing for May 15, 2012. All in favor, none opposed, carried.

MISCELLANEOUS:

1. Wynkoop parcel / Pellegrini Hotel-Rt. 32N- Dan Shuster discussed that the ZBA is reviewing for a variance and wanted to be Lead Agency. Shuster advised that the Planning Board should be Lead Agency. A motion by Creen, seconded by Andreassen to advise ZBA that PIBd should be Lead Agency for Pellegrini Hotel. All in favor, none opposed, carried. Will fill out form and forward to ZBA.
2. Miklatek-sign and received 2 maps.
3. Received Zoning Board Minutes.

Since there was no further business to discuss, a motion by Weeks, seconded by Goldberg to adjourn the meeting at 9:35p.m. All in favor, none opposed, carried.

Respectfully submitted,

Juanita M. Wilsey, Recording Secretary