

PLANNING BOARD  
MINUTES FOR SEPTEMBER 19, 2006

Three 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 7:30p.m. Present were William Creen, James Bruno, Tom Francello, Carole Furman, Howard Post, George Collins and William Hayes. Chris Round, Consultant, and Nancy Campbell, Town Board were present.

A motion by Post, seconded by Hayes to accept August Minutes. All in favor, none opposed, carried.

**PUBLIC HEARINGS:**

1. Minor-Virginia Gordon-Mt. Airy Rd.-Opened public hearing at 8:20p.m. Maps presented by Virginia Gordon and son. Subdividing one parcel off for son. No comments. A motion by a Post, seconded by Furman to close hearing at 8:22p.m. All in favor, none opposed, carried. Satisfied CO at Building Inspector's Office. A motion by Post, seconded by Hayes for a Neg Dec. All in favor, none opposed, carried. A motion by Post, seconded by Hayes to grant Preliminary Plat approval, waive submission of Final Plat and grant Final approval. All in favor, none opposed, carried. Received receipt cards, Seqr. and signed maps.
2. Major and Lot line revision-Gary & Richard Bollin-George Sickles Rd.-Opened public hearing at 8:25p.m. Maps presented by Bollin-three lot subdivision-No comments. A motion by Post, seconded by Furman to close hearing at 8:27p.m. All in favor, none opposed, carried. Needs 2 curb cuts. A motion by Post, seconded by Furman for a Neg Dec. All in favor, none opposed, carried. A motion by Post, seconded by Collins to grant Preliminary Plat approval, waive submission of Final Plat and grant Conditional Final approval pending two curb cut approvals, payment of Recreation fee and owner signature. All in favor, none opposed, carried. Received receipt cards and Seqr.
3. Minor-Michael & Maryann Levy-Montague Lane, Malden-Opened public hearing at 8:32p.m. Maps presented by Tom Conrad. Subdividing Lot 5-has existing driveway with utilities. Comments: James Burns-Purchasing Lot 4-concerned with construction equipment parked on Lot 4 and encroaching on Lot and building a house on the new lot would obstruct his seasonal view of River. Also concerned with traffic issues on shared driveway. Paul Frank-subdivision is North of house. Conrad-yes.

A motion by Post, seconded by Hayes to close hearing at 8:40p.m. All in favor, none opposed, carried.

Creen- the size of the Lots were restricted before due to no municipal water or sewer and now there is a water line. They will have a condition that they will have to connect to the municipal line. Access is under the 1200ft. rule but crosses owners property into the new lot. A motion by Collins, seconded by Hayes for a Neg Dec. All in favor, none opposed, carried. A motion by Creen, seconded by Post to grant Preliminary Plat approval, waive submission of Final Plat and grant Conditional Final approval pending hook up to municipal water and sewer, pay fees and owners signature. All in favor, none opposed, carried. Received receipt cards and Seqr.

#### OLD BUSINESS:

Francello- recused

1. Site Plan-Duane & Tamara Taylor / Win One for Jesus-Rt. 32-Maps presented by Jordan Valdina, Engineer. Did not submit revised maps due to all the changes. Wants to find out what Planning Bd. wanted. Discussed catch basin at low end of drainage on North side also one on West to connect to infiltration. Will lower culvert 6 inches. Does not want to follow Francello's plan. Will prepare revised maps without catch basin on North side and swale on South side and have Town Engineer review. Will keep dumpster where it is but propose a concrete slab with a lip around to catch leakage from dumpster which will be covered. Construction of enclosure for dumpster will be cedar or metal. Now for plantings and screening-on Mauro's side will plant evergreen trees on applicant's property. For Francello's side space is limited and applicant does not want to plant 15 trees on neighbor's property. Would like to plant trees starting by Rt. 32 and continue 15 ft. back then start a wooden fence the rest of the way back along property line. Will work with neighbor unless it is not feasible. Will plant on Applicant's property and only on neighbor's property if necessary. Francello spoke up and said he would maintain them and replace if they do not survive.

Valdina will draw up both ways and submit to Town Engineer and to the Planning Board.

Collins-define the driveway and parking area and make it part of the landscaping.

Will revise plat now and resolve the Resolution later. Francello- returned.

Bruno-recused

2. Site Plan-Guardian Self-Storage/R& R Partnership-Rt. 9W-Maps presented by Kathy Dewkett-With reference to Gateway, this is an existing site plan so there is one row of parking spaces in the front since the entrance is there and the rest in the back. Will have additional landscaping in the front along road and building. Described the stormwater management plan-stormwater wetlands with no outlet and a few places will be 6ft. deep. Working with DEC, who have the plans and are reviewing them now. After Planning Board approves, Dewkett will submit a Notice of Intent to DEC and the DEC has 60 days to make comments and if the DEC does not make comments then the applicant can proceed with the approved site plan from the Planning Board.

Town Attorney, John Vagianelis, reviewed and read Resolution so applicant can remove buildings. This will make the application to the ZBA mute.

Nancy Campbell asked approval with prejudice and Vagianelis said responded with - their approval is their remedy. Creen-DEC will approve it but with modifications at

most. A motion by Hayes, seconded by Post to approve the Resolution. All in favor, none opposed, carried. A motion by Post, seconded by Hayes for a Neg Dec for removal of buildings. All in favor, none opposed, carried.

2. Site Plan-Guardian Self-Storage/R & R Partnership-Glasco Turnpike-Maps presented by Kathy Dewkett-Discussed Gateway and have changed the location of the office and placed parking in back now. Drainage-will connect to new pipe that was just a ditch before. Will submit plan to DEC to review. Added more landscaping in front by road. Post-can a tractor trailer make it through the alley ways. Dewkett said they are 30ft. wide. Francello wants some evergreen in front of building. Creen said that the line has not yet been turned over to the State and the State will accept though – so hook up can be done. Can approve with stipulations. A motion by Collins, seconded by Post for a Neg Dec. All in favor, none opposed, carried. A motion by Creen, seconded by Post to approve the Resolution and grant Conditional Final approval of site plan pending connection to drainage line, landscaping plan and DOT approval for entrance. All in favor, none opposed, carried. Bruno-returned.

#### PRE-HEARING CONFERENCE:

1. Major-212 Developer / South Peak-Rt. 212, Glasco Turnpike and Cottontail Rd.-Maps presented by Kathy Dewkett-Prior submission was for 41 lots now for 24 lots of 3 ¼ acres each. Has reduced pavement and made the road one through loop. Delineated wetlands and has submitted to Army Corps. DEC has approved perk tests. Drainage plan is in process. Has prior curb cut but if changing location will need to reapply. Cottontail Rd. is a Town road. Creen has suggested that they improve to Town specs all the way through. Talk to Highway Department to improve whole road from Rt. 212 thru Cottontail to Glasco Turnpike. A neighbor discussed the Town Highway improve Osnas Lane which gets flooded alot now, do all at once. Dewkett said ponds for drainage by wetlands to get stormwater off property might be helpful for Osnas Lane, though correcting Osnas Lane is not part of this project they can see if the wet area can be helped by adding a larger pipe. A motion by Creen, seconded by Post to grant sketch approval and schedule a public hearing when Planning Board has been notified. All in favor, none opposed, carried.

2. Lot line revision-Saugerties Elks-Rt. 32-no representation.

3. Lot line revision-Meg Lundstrom-Manorville Rd.-Maps presented by Meg Lundstrom-to help encroachment of shed. Property line will now be 6ft. off the shed and also will transfer her property across the road to neighbor. A motion by Creen, seconded by Hayes to waive public hearing per Section 323. All in favor, none opposed, carried. A motion by Post, seconded by Hayes to grant Preliminary Plat approval, waive submission of Final Plat and grant Conditional Final pending owner signature. All in favor, none opposed, carried.

Collins-recused

4. Site Plan-New York Land Associates, LLC-Van Avenue off Glasco Turnpike-Maps presented by Sasso-Apartment building-64 X 40 -4 units- with a 6ft. porch. Conforms with setbacks. Will have 2 driveways and 8 parking spaces, landscaping and stockade fence and lighting were discussed. A motion by Post, seconded by Furman to approve for sketch plan, schedule a public hearing for October 17, 2006 and to forward to the County Planning Board. All in favor, none opposed, carried. Collins returned.

5. Lot line revision-Matthew Zappala / Scott Rubinstein-Highwood Rd.-Maps presented by Chuck of North Engineering-wants to include a 15ft. strip of land to include driveway. A motion by Post, seconded by Collins to waive public hearing per Section 323. All in favor, none opposed, carried. A motion by Creen, seconded by Post to grant Preliminary Plat approval, waive submission of Final Plat and grant Conditional Final approval pending owner signatures. All in favor, none opposed, carried.

6. Minor and Lot line revision-Peter Williams-Churchland Lane-Maps presented by Tom Conrad- will expand neighbors property and subdivide off a parcel. A motion by Creen, seconded by Hayes to grant sketch approval and schedule a public hearing for October 17, 2006. All in favor, none opposed, carried.

#### MISCELLANEOUS:

1. Joseph Sauer- received two signed maps.
2. Peter & Cathy DuValois-a motion by Post, seconded by Hayes for a Neg Dec. All in favor, none opposed, carried. A motion by Post, seconded by Hayes to grant Final approval. All in favor, none opposed, carried. Received 2 signed maps.
3. Robert Pease-A motion by Creen, seconded by Hayes to agree with County Planning Board comments. All in favor, none opposed, carried.
4. Discussed Planning Board policy with Chris Round. Will try and have discussions more often after a meeting. Chazen will review site plans and major subdivisions and provide a checklist for monthly meetings. Gateway was discussed and Chazen should show certain comments or examples.
5. Received August 2006 Minutes from Zoning Board on September 14, 2006.

Since there was no further business to discuss, a motion by Creen, seconded by Bruno to adjourn the meeting at 10:00p.m. All in favor, none opposed, carried.

Submitted by:

Juanita Wilsey,  
Recording Secretary