

PLANNING BOARD  
MINUTES FOR APRIL 18, 2006

Five 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, George Collins and Tom Francello. Absent were William Hayes, Carole Furman and Howard Post. Tom Oldenburg and Chris Round-Consultants and Nancy Campbell were present.

A motion by Collins, seconded by Francello to accept March 2006 Minutes. All in favor, none opposed, carried.

**PUBLIC HEARINGS:**

1. Special Use Permit-Win One For Jesus/Tammara Taylor-Cancelled- not ready.
2. Site Plan-Erica Guerin / Spazz Paint Ball Inc.-Malden Turnpike-Maps presented by Chuck-opened public hearing at 7:37p.m-Revised maps with dimensions and Zoning Administrator agreed it is allowed. No comments. A motion by Creen, seconded by Bruno to close at 7:40p.m. All in favor, none opposed, carried. Discussed conditions: Hours open from 10:00am til 7:00p.m. on Sunday 10:00 til 5:00p.m. Only 10 participants allowed in field at one time and is netted on all sides. There are adequate parking spaces and no lighting is needed. A motion by Collins, seconded by Francello for a Neg Dec. All in favor, none opposed, carried. A motion by Collins, seconded by Francello 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 site plan.
3. Major-Charles Rothe / Richard Mellert-Phillips Rd.-Opened public hearing 7:50p.m.- Maps presented by Richard Rothe-3 lot Major- an L shaped lot-50ft. ROW through Lot C. Lots D & C need curb cuts-received letter from Highway Superintendent. Mellert is purchasing a lot and will be separate from his across the road. The 50ft. ROW has bearings and a Road Maintenance Agreement. No comments. A motion by Collins, seconded by Bruno to close hearing at 8:00p.m. All in favor, none opposed, carried. A motion by Collins, seconded by Bruno for a Neg Dec. 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 curb cut for Lot D on map, fees paid and owner's signature. All in favor, none opposed, carried. Received receipt cards and Seqr.
4. Minor-Mark and Carin DeNat-Kelly Rd.-Maps presented by Bert Winnie- opened public hearing at 8:04p.m –a 20 acre parcel subdivided into two 10 acre lots. No

comments. A motion by Collins, seconded by Francello to close hearing at 8:05p.m. All in favor, none opposed, carried. Septic is fine but need copy of curb cut. A motion by Collins, seconded by Bruno for a Neg Dec. All in favor, none opposed, carried. A motion by Collins, seconded by Bruno to grant Preliminary Plat approval, waive submission of Final Plat and grant Conditional Final approval pending fees paid, curb cut letter and owner's signature. All in favor, none opposed, carried. Received receipt cards and Seqr.

5. Minor-Douglas & Susan Myer and Francis Myer / Jeanne VanEtten-Warren Myer Rd.-opened hearing at 8:10p.m. -Maps presented by Tom Conrad. Subdividing 2 acres off a 22 acre parcel to build. No comments. There is a ROW across Central Hudson which they sold to Central Hudson but they have a right to cross it. The owner is a contractor and says septic and reserve is adequate. A motion by Collins, seconded by Bruno to close hearing at 8:14p.m. All in favor, none opposed, carried. A motion by Collins, seconded by Bruno for a Neg Dec. All in favor, none opposed, carried. Motion by Collins, seconded by Bruno to grant Preliminary Plat approval, waive submission of Final Plat and grant Conditional Final approval pending septic approval letter from Health Dept., fees paid and owner's signature. All in favor, none opposed, carried. Rec'd receipt cards & Neg Dec.

#### OLD BUSINESS:

1. Minor-Susan Acosta-Chuck Hill Road-Maps presented by Gil DeMare-Was a 3 lot subdivision now 2 lots. Has Conditional Final pending receipt of Health Dept. approval and Road Maintenance Agreement.
2. Site Plan-Robert Sherman/Highland Cliffs, LLC-Skyline Drive-Maps presented by Rich Praetorius-Chazen determined Traffic Study adequate for scoping content. Needs to provide regarding and excavation and discuss with Town Engineer when semi-finished.
4. Site Plan-Gas Land Petroleum, Inc.-Rt. 9W-Maps presented by Rich Praetorius-Submitted stormwater plan to Town Engineer and submitted plans to DOT. Co. Planning Board will review for May meeting. Has lighting plan. Will add oil separator and a pipe for stormwater to pond treatment. The pond will not over flow on Kurplach's property anymore. Will put fence detail and planting plan on map. Will keep as much of trees, etc. as possible.

#### PRE-HEARING CONFERENCE:

1. Minor-Anthony Cecilia-Frontier Rd.-Maps presented by Michael Vetere-has 50ft. ROW and incorporating a 12ft. ROW within it for future Town road and using as property line. Existing houses and septic. No New Building Lots. A motion by Collins, seconded by Francello to grant sketch approval and schedule a hearing for May 16, 2006. All in favor, none opposed, carried.
2. Major-Dennis & Laura Oppenheimer-Terra Rd.-Maps presented by Colin Houston-Revised maps-3 lot major-Lot 1 has existing house and septic. Lot 2 has existing house and outbuildings and Lot 3 is new lot. Has metes and bounds on ROW and needs Road

Maintenance Agreement for 6 lots. Motion by Collins seconded by Bruno to grant sketch approval and schedule public hearing for May 16, 2006. All in favor, none opposed, carried. Pay Recreation Fee for the one new lot per Creen.

3. Minor-Ed Tracy-Manorville Rd.-Maps presented by Rich Rothe-21 acres- L shaped parcel with existing road to two houses. Wants to subdivide residential from rental buildings. A motion by Creen, seconded by Bruno to grant sketch approval and schedule a public hearing for May 16, 2006. All in favor, none opposed, carried.

4. Minor-Louis Mirando-Augustine Rd.-Maps presented by Rich Rothe-prior 4 lot major subdivision approval in April 2003. Subdividing 25 acres into two equal parcels-Lot 1 and Lot 2. Lot 5B will be added to Lot 2. A 50ft. ROW to Lot 1 will be across Lot 2. Lot 2 has access off Augustine Rd. Motion by Creen, seconded by Bruno to grant sketch approval and schedule a hearing for May 16, 2006. All in favor, none opposed, carried.

5. Major-Michael Persico-Rt. 32-Maps presented by Rich Rote-9 acres subdivided into 4 lots. Was a commercial building with 2 entrances now. DOT will review for new curb cut and needs Health Dept. approval. Delineate ROW. A motion by Creen, seconded by Bruno to schedule public hearing for May 16, 2006. All in favor, none opposed, carried.

6. Minor-Christopher Dickson-Old Kings Highway-Maps presented by Chris Dickson-Parcel is hammerhead shaped due to DOT curb cut approval. Needs Health Dept. approval, total acreage, title block, location block and signature blocks. Motion by Creen, seconded by Bruno to grand sketch and schedule a public hearing for May 16, 2006. All in favor, none opposed, carried.

7. Major-Al Varrone-Red Maple Road-Maps presented by Al Varrone-3 lots-Has foundations built. Part of Twin Maples. A motion by Creen, seconded by Bruno for a Neg Dec. 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 and reproducible map. All in favor, none opposed, carried.

8. Site Plan & Special Use Permit-Ricky Holmes / Holmestead-Old Rt. 9W-Maps presented by Ricky Holmes-Bed & Breakfast-Has adequate parking, etc. A motion by Creen, seconded by Bruno to grant sketch approval and schedule a public hearing for May 16, 2006. All in favor, none opposed, carried.

9. Lot line revision-Highwoods Development Co., Inc.-Dutchtown Rd.-Maps presented by Jeff Hogan-Eliminate Lot 4 and adding acreage to both Lot 1 and Lot 2 with Lot 3 undisturbed. A motion by Creen, seconded by Collins to waive public hearing per Section 323. All in favor, none opposed, carried.

10. Major-Mary Mansey / KMM Homes, LLC-Rt. 32A-Maps presented by Jeff Hogan-4 lots in front of the mobile home park. This is campground now until next year. Needs

regular survey. A motion by Creen, seconded by Bruno to grant sketch approval and schedule a public hearing for May 16, 2006. All in favor, none opposed, carried.

11. Site Plan-Mary Mansey / KMM Homes, LLC-Rt. 32A-Mobile home park addition-has 12 units adding 13 more for a total of 25 units. Needs DEC, Health Dept. and water system extension. Test holes for all 25 units were approved. Density needs to be calculated. The extra 13<sup>th</sup> unit stands alone and discussed the water system if added to others or on its own. A motion by Creen, seconded by Bruno to grant sketch approval and schedule a public hearing for May 16, 2006. All in favor, none opposed, carried.

12. Major-Timbest, Inc.-Camelot Court-no quorum- reschedule for May 2006 agenda.

13. Amended Site Plan-Woodstock Jewish Congreg.-Rt. 212-Maps presented by Jeff Hogan for Bruce Utter-an addition to area to West for more paved parking. Stormwater was sized for larger building so this will compensate. A motion by Creen, seconded by Collins to grant Conditional Final approval as submitted pending fees paid for paving. All in favor, none opposed, carried. Received 2 signed maps.

14. Major-Anthony Gross & Pamela Armel-Rt. 32S-Maps presented by Jeff Hogan-75 acres subdivide into 4 lots. Private 18ft. road – no further subdividing until brought up to Town spec. Share Wells and septics which need to be separated. Needs Health Dept. approval. A motion by Creen, seconded by Collins to grant sketch approval and schedule a public hearing when ready. All in favor, none opposed, carried.

#### MISCELLANEOUS:

1. Sean Finn- received 2 signed maps.
2. Douglas & Susan & Frances Myer / Jeanne Van Etten-received 2 signed maps.
3. Yale Weeks-received 2 signed maps.
4. Brent Buell & Janice Cline / William & Charlene Richards-received 2 sign map.
5. George & Adrienne Nieffer – received 2 sign maps.
6. Received ZBA materials on April 6, 2006.

Since there was no further business to discuss, a motion by Creen, seconded by Bruno to adjourn the meeting at 10:00p.m.

Respectfully submitted:

Juanita M. Wilsey,  
Recording Secretary