

## MINUTES FOR SEPTEMBER 20, 2005

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 7:40p.m. Present were James Bruno, William Creen, William Hayes, John Rinaldo, George Collins, and Carole Furman. Absent was Howard Post. Chris Round, Consultant was present. Tom Macarille was present.

A motion by Hayes, seconded by Rinaldo to accept the August 2005 Minutes with correction of adding Bruno leaving meeting at 10:00p.m. All in favor, none opposed, carried.

### PUBLIC HEARINGS:

1. Major-Character Unlimited, LLC-West Camp Rd.-opened hearing at 7:42p.m.-Maps presented by Michael Vetere-13 acres into 3 lots- Lots 1 and 2 have access off Kolar Rd. Comments: Marilyn Walls-concerns with drainage-all water comes to those lots. Wondering if you did perk tests and will she be liable for that drainage problem. Cannot understand how they can build on it because where the houses are going are the wettest spots. Vetere-this will not disturb drainage, only the driveways it is 2 lots, the Engineer has reviewed the property and says a system can be built on each lot and when houses are built will have to take in the consideration of the wet areas and drainage and the Board of Health will need to approve the above-ground system. Creen-you are not responsible for what they create, the one who creates the problem is reliable not you. A motion by Rinaldo, seconded by Furman to close the hearing at 7:50p.m. All in favor, none opposed, carried. Furman-it is a wet site. Vetere-will have to build house up and have a raised septic. A motion by Hayes, seconded by Rinaldo for a Neg Dec. Furman-opposed. Motion carried. A motion by Creen, seconded by Collins to grant Preliminary Plat approval, waive submission of Final Plat and grant Conditional Final approval pending curb cut approval letter from Town Hwy. Furman- opposed. Motion carried. Received receipt cards, Seqr. and Engineer report for septic system. On September 21, 2005 received curb cut letter from Town Hwy and signed maps on September 26, 2005.

2. Minor-Gasper Mangiapanella-Harry Wells Rd.-opened hearing at 8:04p.m.-Maps presented by Brian Mangiapanella for Bert Winnie-Has 5+acres subdivide into 2 lots. Lot 2A has existing house. Has curb cut and an Engineered septic system. Comments: Mike Minarri-how far off road is house. Brian-answered his question and said good luck. William Geick went up and reviewed map with no comment. A motion by Hayes, seconded by Furman to close hearing at 8:09p.m. All in favor, none opposed, carried. A motion by Hayes, seconded by Furman for a Neg Dec. All in

favor, none opposed, carried. A motion by Hayes, seconded by Furman to grant Preliminary Plat approval, waive submission of Final plat and grant Conditional Final approval pending receipt of receipt cards, owners signature and reproducible maps. All in favor, none opposed, carried. Received Seqr. Received receipt cards, curb cut and signed maps on September 23, 2005.

3. Site Plan-Tim Morgan-Rt. 32 and People's Rd.-opened hearing at 8:15p.m. Maps presented by Bruce Utter. Display of carports, build a building for warehouse. Will landscape in Gateway. No over head light but will have shield light.

Comments: Rosa Lattanzio-concerned with drainage and discussed 5ft. fill which was agreed to by previous owner, afraid this would be higher than her property and would drain onto her. Where they have been clearing is only 25ft. from her property. Creen-only working on the corner now and will be putting in drains. Can make it a Condition that the Rt. 32 and People's Rd. ditch be kept clear and lined with appropriate material. Lattanzio-she will be looking at the back of the building out of her front window, could there be a fence to close off that area for safety of children.

Utter discussed this project with Chazen and corrected the matter of not receiving the material. Utter will forward to Ulster Co. Planning Bd. when complete A motion by Furman, seconded by Hayes to leave this hearing open and to table until October meeting and to forward to Ulster Co. Pl. Bd. when complete. Rinaldo opposed, motion carried. Rec'd receipt cards.

4. Minor-William Brown-Burnett Road- opened hearing at 8:30p.m -Maps presented by Tom Conrad- Lot 1 residence existing and Lot 2 is a new lot. No comments. A motion by Collins, seconded by Hayes to close hearing at 8:31p.m. All in favor, none opposed, carried. A motion by Hayes seconded by Collins for a Neg Dec. All in favor, none opposed, carried. A motion by Hayes, seconded by Furman to grant Preliminary Plat, waive submission of Final Plat and grant Conditional Final approval pending payment of fees, curb cut approval and owners signature. All in favor, none opposed, carried. Received receipt cards and Seqr.

5. Minor-Terri & Brian Mateer-Pine Lane-opened hearing at 8:34p.m.-Maps presented by Richard Rothe-cottage is existing, dug test holes and has existing shared drive -does not need curb cut. No comments. A motion by Furman, seconded by Rinaldo to close hearing at 8:36p.m. All in favor, none opposed, carried. A motion by Hayes, seconded by Furman for a Neg Dec. All in favor, none opposed, carried. A motion by Hayes, seconded by Collins to grant Preliminary Plat approval, waive submission of Final approval and grant Conditional Final approval pending receipt of receipt cards and reproducible maps. All in favor, none opposed, carried. Received Seqr. Received cards and maps on September 21, 2005.

#### OLD BUSINESS:

1. Minor-Lee Schackne and John McLeod-Phillips Rd.-Maps presented by Richard Rothe-Lot 1 has access by a ROW off Phillips Rd. and Lot 2 from private road off George Sickles Rd. Received septic approval. Road is in and installed. Deeded ROW. Has metes and bounds on map. A motion by Collins, seconded by Furman for a Neg

Dec. All in favor, none opposed, carried. A motion by Collins, seconded by Hayes to grant Preliminary Plat approval, waive submission of Final Plat and grant Final approval. Received signed maps.

2. Site Plan-Gas Land Petroleum-Rt. 9W-Apartments-Maps presented by Richard Praetorius-Reviewed comments from public hearing. Will use Rt. 9W not Stephen's Court for access, moved building to right so not so close to neighbor's property and there will not be a road between the properties. Will use entrance off Stephen's Court (which is a Dead End) for emergency entrance only. Will move garbage containers off property line and in between apartment buildings. Send to Ulster Co. Planning Bd. and Glasco Fire Department. If fire department needs other entrance can loop 20ft. ROW but not pave it. A fence was discussed and will use, lack of clearing, as a fence and will put in a sidewalk to gas station. DOT has approved access off Rt. 9W. Neighbors are still concerned with height and size of buildings, noise, children playing in their yards and swampy area. County wants rental property and this is zoned for this area with public water and sewer. Creen- will table this until we receive a review from Chazen.

#### PRE-HEARING CONFERENCE:

1. Minor-Peter Benzing-Fish Creek Rd.- No representation, no action was taken.
2. Major-Susan Acosta-High Falls Rd.-Maps presented by Gil deMare-Reviewed Chazen comments. 12 acres subdivided into 3 lots. Has Road Maintenance Agreement. Has existing ROW. A motion by Furman, seconded by Hayes to grant sketch approval and schedule a public hearing for October 18, 2005. All in favor, none opposed, carried.
3. Minor-Edward & Gladys Vaughn-Vaughn Terrace-Maps presented by Tom Conrad-Parcel 2 has existing house. Has 50ft. ROW with a private driveway called Vaughn Terrace which is existing. There is no stream on property but he will look and make sure. Does not need a cul-de-sac. A motion by Creen, seconded by Furman to grant sketch approval and schedule a public hearing for October 18, 2005. All in favor, none opposed, carried.
4. Minor-William and Irene Geick-Harry Wells Rd.-Maps presented by Tom Conrad-has existing houses, accesses, septics and wells. A motion by Creen, seconded by Furman to grant sketch approval and schedule a public hearing for October 18, 2005. All in favor, none opposed, carried.
5. Minor-David and Linda Clearwater-Churchland Rd.-Maps presented by Tom Conrad-was in for a lot line revision with John Addrizzo a few months ago. Now wants to subdivide a piece off for their son – Parcel 1. Needs curb cut approval. A motion by Creen, seconded by Rinaldo to grant sketch approval and schedule a public hearing for October 18, 2005. All in favor, none opposed, carried.
6. Minor & Lot line-JJ Land Trust-Rt.32-Maps presented by Tom Conrad-82 acres. The 13 acre parcel will use existing Rt. 32 access. The 67 piece will use new access off Rt. 32, this piece has a lot line revision. Mark on map NOT A SEPARATE BUILDING

LOT. A motion by Creen, seconded by Hayes to grant sketch approval and schedule a public hearing for October 18, 2005. All in favor, none opposed, carried. Received Seqr.

MISCELLANEOUS:

1. Received Zoning Bd. minutes and appeals on September 20, 2005–Creen will review.
2. John Rinaldo- Updated lot line revision map on September 6, 2005.

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

Respectfully submitted,

Juanita M. Wilsey,  
Recording Secretary