



PLANNING BOARD MINUTES
FOR JUNE 16, 2015

Post lead the Pledge of Allegiance.

One public hearing was scheduled for this meeting. The public was invited to come forward to examine maps and ask questions. Howard Post, Chairman, opened the meeting at 7:33p.m. Present were Howard Post, Paul Andreassen, William Hayes, Carol Furman, Kenneth Goldberg, William Creen and Michael Tiano. Absent: Dan Weeks. James Bruno, Liaison, was present. MaryAnne Wrolsen, CAC, was present. Dan Shuster, Consultant, was present.

A motion by Goldberg, seconded by Andreassen to accept the April 2015 Minutes as the May Meeting was cancelled. Motion carried. Tiano abstained.

Chief Sasso of the Glasco Fire Department read a letter with reference to the fire hydrants being for flushing only on the Farmhouse Commons, Rt. 32S, project as this will cause a problem with the water pressure and is a concern for the safety of fighting any fires.*

PUBLIC HEARINGS:

1. Major-John Stowell-Rt. 32S. Plans presented by Christopher DiChiaro. Opened public hearing at 7:35p.m. Tiano recused. Subdividing Lot 1 of the original 9 Lot subdivision. Lot 1 has a duplex that he is separating. Creen-is the field work done as building is up you just need line between and the plans to show the division and get them filed. Comments: William and Shirley Lee-just purchased adjacent parcel last year and was told 7 or 8 single family homes would be built and now they are doubling that. DiChiaro-originally the 9 lots were sized for duplex buildings to split with 2 different ownerships of duplex and cannot do this with all lots but will look to see which ones he can as Zoning allows for it as long as lot is sized for it. Shuster-the issue tonight is the ability to subdivide the lot with the duplex. No action will be taken tonight until the original 9 lot subdivision has been approved pending Bonding of Road which the letter has been submitted and T. Attorney is reviewing and the decision to form a Stormwater District or other form of maintenance over the years. Shirley Lee-concerned with the water pressure and problem with more lots added. Post-they will have to come back to the Pl Bd for each approval. Furman-wondering why that lot so close to road. DiChiaro-the road was built up to this lot so far. A motion by Furman, seconded by Goldberg to close hearing at 7:50p.m. All in favor, none opposed, carried. DiChiaro-the original Resolution states needs Stormwater District. Post-would need to amend the Resolution that the landowner of the remaining parcel will maintain the stormwater system. Andreassen-water tied into mains and are in. Lee-Water Depart. dug up their

lawn for water across the street. There is a hydrant on Stowell side too. Andreassen-check with water depart. DiChiaro-ok will do that. Post-just waiting on the last few items. Andreassen-worst thing is he has a duplex on a big piece of property as he has curb cut, etc. DiChiaro-yes all done and is legal.

OLD BUSINESS:

1. Site Plan-Special Use Permit-Amalicia Addrizzo/Cellco Partnership d/b/a Verizon-Schoolhouse Road. Plan presented by Jessica Vigars. Shuster gave a quick descriptive background that Cellco is here for the Seqr. process under Lead Agency. PIBd review only then to ZBA for Variances. The balloon test has been completed. Show coverage if reduced, height of pole, visibility-there would be a few gaps alone Thru-way. Have they looked at alternative sites. Several shorter towers in other places instead of one taller one. Build out plan- one other tower by Woodstock. This was submitted after submission date and due to lateness only Shuster received an earlier copy. All members received submission at meeting. Goldberg-would this fit into the #5 Zoning Law. Shuster-yes. Vigars-thank you-the reports were not completed by submission date and were agreeable to postpone until the July meeting but here to review. The tower is a mono pole 150ft. not 4 sided. Reviewed the 2 documents that were handed out that Shuster reviewed earlier. This is a wooded site of 60 acres and only one close building and this spot was the best that did not have mountainous areas and also has set backs. Looked into Centerville Fire Company and Boice silo which do not provide the coverage as shown in review. Goldberg-why spotty coverage and not a white circle where there is no coverage. Vigars-towers need to see each other so the hills, etc. interfere and interrupt coverage. Goldberg-a lot of blue so a lot of towers to cover. Vigars-there are 3 other towers—Kingston, Saugerties, Malden and this proposed one. Vigars-build out as shown and Goat Hill for future. Shuster-is that it to provide service to entire town. Vigars-Goat Hill is proposed-identified 3 years old and within industry-no concrete build out, each year they review to see what is needed. If this one is approved will effect Goat Hill. So 3 towers, this one and one 3 years down the road. Shuster-what about silo and more lower towers also. Vigars-too close together for coverage. Does not have a map showing Boice and church. Shuster-if PIBd wants can hire an Engineer to review. Vigars-minimize the number of towers and if taller other companies can use for future carriers. Goldberg-are there other towers built now for Verizon to use. Vigars-yes-co-locations now there were none for this coverage. Discussed balloon test and visible in 3 out of 15 locations. Discussion on Conyes house view and historic house list. Acquire list from Building Dept. Shuster-discussion on one if not two other variance standards. Vigars-will revise submission to note those differences-813ft. from Conyes and have application into ZBA. Shuster-next month PIBd will take action. Public Hearing is not required but if enough interest in public will have one. Will attend the July 2015 meeting.

PRE-HEARING CONFERENCE:

1. Lot Line Revision-Roderick and Olga Martin-Lauren Tice Road. Plans presented by Dan McCarthy of Praetorius & Conrad. Lots conform with Zoning – 2.8 acres conveyed to bigger lot. Same family is a father and son parcel. Just changing sizes of lots. A motion by Goldberg, seconded by Post to declare as a Type II Action. All in favor, none

opposed, carried. A motion by Goldberg, seconded by Andreassen to waive public hearing. All in favor, none opposed, carried. A motion by Goldberg, seconded by Creen to grant Conditional Final approval pending all fee paid and signatures on plans. All in favor, none opposed, carried.

2. Site Plan-Matti Anttila/Innovative-Old Kings Highway. Plans presented by Scott Briody. Proposes to acquire Adirondack Stairs for a machine process business. Update site plan and finish up old site plan that was approved in 2000. Has city water and sewer but not hooked up yet. Will landscape and eliminate leach field. Has a business in Schenectady but wants to return to his home town. Review shows their business now and also how they will update the Adirondack Stairs parcel. Wants to purchase property but wants PIBd opinions first. Shuster-The Building Inspector's concerns are with the Tissel Road and landscaping that would be too close to Old Kings Highway. Needs to be referred to UICoPIBd. Andreassen-new site plan for new use. Briody-yes same footprint but beautiful exterior and change interior and there is not a lot of traffic or trucks. Tiano-have you notified the Fire Company if there are any chemicals, etc. Briody-no and no chemical as is a clean business and will sent to Mt. Marion Fire Department. Furman-any tractor trailers-is curb cut wide enough. Briody-maybe a few times and curb cut is wide and can drive around back to keep front looking nice. Building is about 9,800sq.ft. with storage, office and shop. Signage will be solid box letters with negative image on building and flat poly sign to Town Code for trucks. A motion by Creen, seconded by Andreassen to forward to UICoPIBd. All in favor, none opposed, carried. A motion by Goldberg, seconded by Andreassen to declare as a Unlisted Action. All in favor, none opposed, carried.

MISCELLANEOUS:

1. Received Zoning Board Materials.
2. Andreassen-informed the PIBd members that he attended a meeting at the County to discuss the Hotel project – a new consultant was hired to update and submit new maps with accuracy. Discussed colors, etc. for all to fit into the site.

Since there was no further business to discuss, a motion by Creen, seconded by Goldberg to adjourn the meeting at 9:00p.m. All in favor, none opposed, carried.

Submitted by:

Juanita M. Wilsey,
Recording Secretary