

PLANNING BOARD
MINUTES FOR MARCH 16, 2010

Four public hearings were scheduled for this meeting. Howard Post, Chairman, opened the meeting at 7:30p.m. Present were Carole Furman, Paul Andreassen, Howard Post, Dan Weeks, Tom Francello, Ken Goldberg and Alt. Bill Hayes. Absent: William Creen. Jeremy Kane, Town Planner, was present. Bruce Leighton, Liaison, was present.

A motion by Goldberg, seconded by Francello to accept February 2010 Minutes. All in favor, none opposed, carried.

PUBLIC HEARINGS:

1. Site Plan-Woodstock Day School, Glasco Turnpike-Plans presented by Richard Praetorius. Opened public hearing at 7:34p.m. Revision to site plan of 2004. Not all buildings approved in 2004 have been built yet. Fire lanes have changed. The gym and kindergarten building were not built instead building a new bridge building.

Comments: Peg Mulligan-any blasting and what happened with the kerosene in water problem. Praetorius- no blasting. Andreassen-can call DEC on kerosene matter they should have a record. A motion by Furman, seconded by Goldberg to close hearing at 7:40p.m. Andreassen abstained. Motion carried. Discussion-topo, stormwater plan, grading. This connecting building will bridge the lower level to upper ridge of property. Relocate sewer line which is located under new building plans. Discussed: all the drainage needed is a culvert, fire lanes, paved and gravel walkways, lighting on building, erosion plan and receipt of letter for septic approval from Richard Rothe in 2004. This amendment is close to the original site plan in square feet. Question why this is on 6 separate lots. Praetorius-entails a lot of work to survey. The Pl.Bd. would like a lot line revision. Weeks-concerned with non- serving cafeteria and septic with grease trap, etc. It shows on map for future use. Would need Bd. of Health approval if grease trap is on plans-put NOTE on plan stating in future will need Health Dept. approval when grease trap is installed. For drainage the roof area has not changed because 2 buildings are not being built and this one would replace those. A motion by Furman, seconded by Weeks to refer to Ul. Co. Pl. Bd. and needs curb cut. Andreassen abstained. Motion carried. Received receipt cards.

2. Minor-Robert Madsen-Cranberry Lane-Project presented by Tom Conrad. Opened public hearing at 8:00p.m. Has 16.8 acres subdividing into 2 building lots-Lot 1 has 5 acres and Lot 2 has 11 acres. Has septic on Lot 1 not on Lot 2. Has access. No comments. A motion by Weeks, seconded by Andreassen to close hearing at 8:08p.m.

All in favor, none opposed, carried. Discussed Engineer letter on soil for septic on Lot 2-large enough parcel size. A motion by Furman, seconded by Goldberg for a Neg Dec. All in favor, none opposed, carried. A motion by Furman, seconded by Goldberg to grant Preliminary Plat approval, waive submission of Final Plat and grant Conditional Final approval pending payment of fees and owner signature. All in favor, none opposed, carried. Received receipt cards and Seqr.

3. Site Plan-John Finn-John Shultz Rd.-Project presented by Richard Rothe-Opened public hearing at 8:15p.m. Building a 125 X 125 metal building for indoor riding and a fenced in outdoor riding area, existing driveway, storage shed and roll off container for manure storage. No additional gravel, light is down facing and will be used for private lessons and practice arena for Hits. Extra parking in fields, no septic (use Portable Potty) and has 18 portable stables. People will trailer animals in and out. Comments: Sally Traube – removable stables. Rothe-for 18 horses -no boarding. Kim DeNitto-concerned with traffic-is a very narrow road, sharp turns and there was one trailer using it that hit telephone poles, is a bike path and people walk their dogs. Larry Meeker-where will trucks and trailers be parked, that is a lot of vehicles, this is close to their pool with no screening, does not like this idea- no septic, what hours will this run. Rothe-not an issue for parking there are flat fields, no permanent restroom use Port-a-Potty. Post-this is not a business, no fees charged, would be for friends. Rothe-this would be a sport, personal use only. Roger Boeckmann-when would be days of use and any loudspeakers. Rothe-when HITS is here – Wed. thru Sun. and no loudspeakers. Sandy Rhodes-concerned with wetlands that are by her and this parcel and bad curve over her part of road, speeding, very dangerous. Rothe-delineated wetlands, showed her on map, which are Federal wetlands and yes they would travel over that road and agree and respect road but no speeding and no high volume of traffic. DeNitto-no safe access for trucks and trailers going in and out. Rothe-no big trucks, just pickup trucks with horse trailer. Meeker-people staying over. Rothe-no sleeping over and no bathrooms. Traube-can he expand. Post-would have to come back to Planning Board. Rhodes-what about Central Hudson easement. Rothe-yes easement goes through property-no building or fencing on easement. Meeker-do you have conceptual on what building will look like. Post-has to present building plans to Building Inspector. Rothe-metal 12ft. side walls and 18 to 20ft. high. Weeks-is there a better access or one better than the other. Neighbors-both ways are bad. Rothe-Horses are there now, Mr. Finn is a nice man, talk with him. Pl. Bd.-Highway Superintendent approves and pickups access now. Pete Markson-when will manure be taken away and also Portable Potty emptied. Rothe-manure is mostly sawdust-do not know when it will be removed. Andreassen-project is not approved but if it were you can make a complaint to Building Inspector and this would have to be resolved. Rochelle Stelmach-children walk along road to school bus, no shoulder, very narrow, rural area. Rothe-this would be during summer months. Post-will ask Finn to limit hours and number of vehicles and best access would be Old Kings Highway and West Camp. Rothe-summer time use so will not be heated. Goldberg-suggest this hearing remain open until April for additional information like number of vehicles, etc. A motion by Goldberg, seconded by Post to continue public hearing for April 20, 2010 meeting. Rothe-screening for Meeker there is a hedge row now and can fill in with trees. Weeks-best access and cover manure. Rothe-80 sawdust, 20 manure would not be

necessary. Parking area has stone now and the overflow will park in flat fields. Weeks concerned with wetlands and Sawyerkill and horses using pond. Rothe-the pastures are fenced off. Meeker-the wetlands have been disturbed pushing into the wetlands with a bulldozer. A motion by Weeks, seconded by Goldberg to forward to Ul. Co. Soils and Water Conservation. All in favor, none opposed, carried. Received receipt cards. **Kane sent additional information request letter to Rothe on March 19, 2010 asking for number of horses, hours and season of operation, screening for Meeker, and Ul. Co. Soil and Water Conservation District info. **

OLD BUSINESS:

1. Major-John Stowell-Rt. 32S-cancelled.
2. Site Plan-Anthony Bacchi/Lazy Swan-Old Kings Highway and Lauren Tice Rd.- Received a letter from Jordan Golf Design that they are working to complete stormwater plan. A motion by Furman, seconded by Goldberg to refer to Ul.Co.Pl.Bd. with completed stormwater plan. All in favor, none opposed, carried. ***filled out referral form and paperwork for them to send to Co.Pl.Bd. and on March 26, 2010 received copy of stormwater plan and they were delivering package to Ul.Co.Pl.Bd.***
3. Major-John Cimarelli-Grand View Circle-Plans presented by John Cimarelli- Discussed and explained the road, stormwater plan for road and reviewed letters from Town Engineer and David Rider(Kane read letters). Everything is covered in Road Maintenance Agreement. A motion by Furman, seconded by Francello for a Neg Dec. All in favor, none opposed, carried. A motion by Furman, seconded by Goldberg to grant Preliminary Plat approval, waive submission of Final Plat and grant Final approval. All in favor, none opposed, carried. Received Seqr. and 2 signed maps.
4. Minor-Ward Fleming-Augustine Lane-Project presented by Gary Harvey. Has 33 acres subdividing into a 15 acre lot and an 18 acre lot. Has supplied all information on plans. A motion by Furman, seconded by Goldberg for a Neg Dec. All in favor, none opposed, carried. A motion by Furman, seconded by Goldberg to grant Preliminary Plat approval, waive submission of Final Plat and grant Conditional Final approval pending owner signature. All in favor, none opposed, carried. Received Seqr. **Received 2 signed maps on March 29, 2010**
5. Site Plan-Crowne Management-Rt. 32S-Received a letter stating they need an extension-Plan expires April 2010. Will start building next year. This is second extension. Just received Health approval. Wants extension through Sept. 2011. Build Townhouses and then subdivide. A motion by Francello, seconded by Weeks to grant extension through September 2011. All in favor, none opposed, carried.

PRE-HEARING CONFERENCE:

1. Lot line revision-Timothy Steltz-Ulster Landing Rd.-Plans presented by Michael Vetere. Delete property line to combine two lots. A motion by Goldberg, seconded by

Furman to declare this a Type II Action. All in favor, none opposed, carried. A motion by Goldberg, seconded by Furman to waive public hearing per Section 323. All in favor, none opposed, carried. A motion by Furman, seconded by Weeks to grant Preliminary Plat approval, waive submission of Final Plat and grant Final approval. All in favor, none opposed, carried. Received 2 signed maps.

2. Lot line revision-Phyllis Lawson-Rt. 32-Plans presented by Michael Vetere. Subdividing a piece with existing driveway and garage to southern parcel. Removed shed. A motion by Goldberg, seconded by Furman to declare a Type II Action. All in favor, none opposed, carried. A motion by Goldberg, seconded by Andreassen to waive public hearing per Section 323. All in favor, none opposed, carried. A motion by Goldberg, seconded by Weeks to grant Preliminary Plat approval, waive submission of Final Plat and grant Final approval. All in favor, none opposed, carried. Received 2 signed maps.

MISCELLANEOUS:

1. Received ZBA Minutes.

Since there was no further business to discuss, a motion by Francello, seconded by Goldberg to adjourn the meeting at 9:30p.m.

Respectfully submitted:

Juanita M. Wilsey, Recording Secretary