



PLANNING BOARD MINUTES
FOR MARCH 21, 2017

The Pledge of Allegiance.

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

A motion by Furman, seconded by Goldberg to accept the February 2017 Minutes. All in favor, none opposed, carried.

PUBLIC HEARINGS:

1. Site Plan-Jennifer LeRoy/OZ Farm-Malden Turnpike. A motion by Goldberg, seconded by Creen to grant a Neg Dec. All in favor, none opposed, carried. Plans presented by Ciro Interrante. Opened the public hearing at 7:39pm. Propose to open a membership riding club with remodeling a barn into a venue for events, parties and weddings. Added a patio and sufficient parking with extra parking in another level area. Closest house is 800ft. NW with 450ft. of wooded area and another house is 1500ft. There is one entrance by Annarella's Restaurant. LeRoy shares driveway and maintains. Will have an usher by Turnpike during events. Has at least 5 handicapped parking spaces. Comments: Donald Tucker for Walter Sparling-not opposed but has concerns with roadway conditions, speed, dust and increased traffic. It is watered to keep down dust. Has talked with applicant and discussed. LeRoy-has improved road and will keep it up. Tucker-any signage for speed limit. LeRoy-would be happy to do and will work together on whatever Walter wants. William Legg-in near future will downsize and wants to build house in view of riding barn on the ridge. LeRoy-can plant trees and talk about it and also owner of Annarella's wrote a letter that he supports plan. Legg-concerned if this will turn into a bar. LeRoy-no just parties for kids and special events as there is a bar already on the street. Bouren-signage. LeRoy-will have some kind of signage and will get it approved. A motion by Creen seconded by Andreassen to close at 7:45pm. All in favor, none opposed, carried. Andreassen-discussion on number of events. LeRoy-Weddings-no more then one a week during the season. So 16 weekends. There will be smaller kid parties. Andreassen-agree on 12 to 15 then if more come back for approval. Shuster-this is one uncertainty-somehow needs to be spelled out in advance and not get out of hand. So 12 – 15 a year no more then 100 people for 3 year period and then come back for modification. Can be a Condition. Ciro-how about 12 – 17 so not locked into number. Andreassen-not restricted to just a plan. Ciro-how about 150 people and 20 events. Post-150 and PI B review in a year if problems occur. LeRoy-supports

going green which is big in this area and would like to get involved and have those events. Post-150 people to 20 events and review in one (1) year. A motion by Goldberg, seconded by Tiano to approve the site plan with the Condition to allow up to 20 events per year with no more than 150 people at each event and come back in one (1) year for review, signatures and all fees paid. All in favor, none opposed, carried.

OLD BUSINESS:

1. Site Plan-McDonalds Corporation-Rt. 212. No representation needed. Shuster-they provided more information per UICoPIBd's four comments: they are not putting in new pole light so override comment; agree with light levels comment; agree with shielded lighting and the LED lights are going to be used. A motion by Goldberg, seconded by Creen to override the new pole comment. All in favor, none opposed, carried. A motion by Goldberg, seconded by Creen to accept the light levels. All in favor, none opposed, carried. A motion by Goldberg, seconded by Furman to accept the comment about the shielded lights. All in favor, none opposed, carried. A motion by Goldberg, seconded by Furman to accept the determination on LED lights as they will be used. All in favor, none opposed, carried. A motion by Goldberg, seconded by Andreassen to approve the site plan. All in favor, none opposed, carried.

2. Site Plan-Trevor Keller-Emerick Road. Plans presented by Diego of Wright Architects. The UICoPIBd has "no county impact". A motion by Andreassen, seconded by Furman to approve the site plan. All in favor, none opposed, carried.

3. Minor-Michael Rothe-Rt. 212. Plans presented by Thomas Conrad. Last month was here as an under 2 acre minor subdivision in an Agricultural and SA district. Decided it would be too difficult so now plan to subdivide 2 acres out of the 48 acres. Has Deeded ROW and added to Lot. Shuster-Needs a Road Maintenance Agreement for the future 40 acres if ever develops and needs a public hearing for April 2017. Conrad-Will deal with that in the future. Shuster-should deal with width now. Conrad-assured will have one at the time. Shuster-will make it a Condition. A motion by Goldberg, seconded by Andreassen to declare as an Unlisted Action. All in favor, none opposed, carried. A motion by Goldberg, seconded by Furman for a Neg Dec. All in favor, none opposed, carried. A motion by Goldberg, seconded by Furman to schedule a public hearing for April 18, 2017. All in favor, none opposed, carried. Andreassen-this is the one that was going to be taken out of the Agricultural District. Conrad-owner looked into and a nightmare so this way is better. Post-you should talk to the Applicant about the Road Maintenance Agreement PIBd will want that. Conrad-want it in place. Post-no will be a Condition.

PRE-HEARING CONFERENCE:

1. Site Plan-Michael Piazza/Trinity EatsLLC-Rt. 212. Plans presented by Paul Jankovitz. It has taken 5 years for a tenant in the 3rd space in the building. Planning on a burger restaurant. Had to add 6 more parking spaces to plan. Closed road on West side and in back for more parking spaces. Parking is under utilized with present tenants. Now have 37 parking spaces. Shuster-needs to be forwarded to UICoPIBd. No other changes. A motion by Goldberg, seconded by Furman to declare as a Type II Action. All in favor,

none opposed, carried. A motion by Andreassen, seconded by Furman to refer to UICoPIBd. All in favor, none opposed, carried. Discussion on whether they can receive a Building Permit before PI Bd approval. A motion by Andreassen, seconded by Furman that this project can file for a building permit before PIBd approval in order to start the interior work which will not affect the site plan and to hold CO approval until PIBd approval is obtained. Signage-on building and one on the sign there already.

2. Site Plan/Special Use Permit-Carin and Mark DeNat-Kelly Road. Plans presented by Carin DeNat and Chace. Gave history on the different ideas they have had throughout the years – tree farm, subdivision, green cemetery, and now want for education. Chace-a few years ago started Long Spoon Collective an organization growing sustainable foods group. Use this property for kids, tours and to get Universities involved. Gardening, soil building, small forestry work and run educational programs. Build a 20 x 20 building for workshops in future. But now just wants to get a Special Use Permit to be able to run their program. They see by Shuster’s review would need more extensive information and do not want to hold up approval because of the building they are not building now. Shuster-since you cannot get the extensive information for the building, PI Bd can approve the Special Use Permit allowing educational activities on the site and come back in the future with details for building and get approval for just that building. Chace-that would require another public hearing. Shuster-not necessarily a public hearing but will require a special use permit for the building. Goldberg-now need to answer all questions on how many students, when open, will need to know all details in order for PI Bd to approve. Chace-the Boys and Girls Club – 5 to 10 kids 4 times in late spring, summer once a week kids come in a van- no loud equipment and far away from neighbors, 30 people come help build a fence. Do things without fossil fuels. So Spring to late Summer 2 or 3 times a week. In Fall collect acorns to make flour. Winter-maple syrup and walk to identify trees. Andreassen- have someone draw more detail on plans and add that narrative. Chace-has all details, there is not much that needs to go on the plans. Shuster-needs dimensions. Andreassen-any wetlands. Chace-not on this parcel. Shuster-locate building on site. Chace-not doing building just the program for the kids. Shuster-then just what is out there. Post-dimensions on parking area and location map. Ellsworth-need bathrooms of some sort. DeNat-have 2 outhouses. Post-when more then 30 people will need port-a-potty. Chace-compost code wise. Andreassen-contact the Health Dept. Bouren-having animals with manure and camping. DeNat-no animals and no camping. Chase-if camping needed for kids would not charge. Andreassen-Town would not be involved. Post-just need some dimensions on revised plan. A motion by Goldberg, seconded by Furman to declare as an Unlisted Action. All in favor, none opposed, carried. A motion by Goldberg, seconded by Furman for a Neg Dec. All in favor, none opposed, carried. A motion by Goldberg, seconded by Andreassen to schedule a public hearing for April 18, 2017. All in favor, none opposed, carried.

3. Site Plan-Catskill Animal Sanctuary-Rt. 32. This project was withdrawn.

4. Site Plan-Katherine Stone/Flower Tent. Plans presented by Katherine Stone. A large 30 x 60 staked tent in pavement and will use water hose from building spout. Will have solar lights shine on tables to prevent theft. Have veggies and flowers and patio pots.

Tent up from April 27 and down 3rd week of June. Done. Goldberg-do you have time for UICoPIBd comments. Shuster-no impact as less traffic then McDonalds generated. A motion by Goldberg, seconded by Furman to declare as a Type II Action. All in favor, none opposed, carried. A motion by Goldberg, seconded by Andreassen to refer to the UICoPIBd. All in favor, none opposed, carried.

5. Lot Line Revision-Edward Martino, III-Rt. 32. Plans presented by Michael Vetere. Plans to merge two contiguous lots. A motion by Goldberg, seconded by Andreassen to declare as a Type II Action. All in favor, none opposed, carried. A motion by Goldberg, seconded by Andreassen to grant Conditional Final approval pending signatures and all fees paid. All in favor, none opposed, carried.

6. Lot Line Revision-Muriel Ferraro and Scott Williams/Greco Motors-Glasco Turnpike. Plans presented by Michael Vetere. Plans to transfer a 15ft. strip of land from from adjoining parcel to Greco Motor for better access to shop. A motion by Goldberg, seconded by Andreassen to declare as a Type II Action. All in favor, none opposed, carried. A motion by Goldberg, seconded by Andreassen to grant Conditional Final approval pending signatures and all fees paid. All in favor, none opposed, carried.

7. Minor-Richard Rothe-Rt. 212. Plans presented by Richard Rothe. Was a major subdivision but now changes a lot line and Lot 2 will be a new Lot. Lot 4 will have a granted 25ft. ROW from Cemetery Road up along the ridge. Shuster-needs a Road Maintenance Agreement for Lot 3 and 4. Rothe-it is not a developed road. Shuster-should have an agreement. Rothe-ok. Lot 1 is residence and around cemetery. Making 3 lots out of 2 lots. Discussion on Road Maintenance Agreement. Granting a 25ft. ROW makes easier but does not need it. A motion by Goldberg, seconded by Andreassen to declare as an Unlisted Action. All in favor, none opposed, carried. A motion by Goldberg, seconded by Furman for a Neg Dec. All in favor, none opposed, carried. A motion by Goldberg, seconded by Furman to schedule a public hearing for April 18, 2017. All in favor, none opposed, carried.

8. Lot Line Revision-Raymond Andreassen-Churchland Lane. Plans presented by Thomas Conrad. Transfer one acre to an adjacent Lot. All have well, septic and access. A motion by Goldberg, seconded by Furman to declare as a Type II Action. Andreassen abstained. Motion carried. A motion by Goldberg, seconded by Furman to grant Conditional Final pending signatures and all fees paid. Andreassen-abstained. Motion carried.

9. Site Plan-Glasco Apts. LLC/Jessica Poenicke-Lewoc-Glasco Turnpike. Plans presented by Khattar Elmassalemah. This is a 2 story building on a triangular lot. Was a business on lower level and 2 apartments on second level. Is Residential. Wants to construct first floor apartments. Received ZBA variance approval for 3 more bedrooms. Now one – one bedroom apartment and one – two bedroom apartment. And changed Business to Residential. Has enough parking with one handicapped space. Mostly paved. Will install curbing. The drive through next to building is going to be closed off by owner and will have grass with parking in the back. Build planters in front and wood

guard rail to protect building and to inform drivers. Andreassen-received area variance. Khattar-yes. Tiano-contact DePoala when closing off because a fire truck cannot fit back in there between the 2 trees. There is a two car garage, a two family rental and a four bay garage all DePoala's. Khattar-can move parking spaces and no wall then fire truck can get in. A motion by Furman, seconded by Bouren to refer to UICoPIBd. All in favor, none opposed, carried. A motion by Goldberg, seconded by Furman to declare as an Unlisted Action. All in favor, none opposed, carried. A motion by Goldberg, seconded by Furman for a Neg Dec. All in favor, none opposed, carried.

10. Lot Line Revision-John Mullen-Cole Bank Road. No representation. Shuster has questions on access.

11. Lot Line Revision-Agawam Hospitality Group LLC/Karen Chance-Rt. 32. Plans presented by Bruce Utter. Proposing a lot line revision for project called Wyldwyk River Camp. Can only have 40 inns on a parcel. Will have 36 on one parcel with remaining on other lot. Changing lot line so will accommodate the inns on 2 parcels.

12. Site Plan/Special Use Permit-Agawam Hospitality Group LLC/Karen Chance-Rt. 32. Plans presented by Bruce Utter. Project called Wyldwyk River Camp. Has 82 acres in HDR District. Is in waterfront overlay. Has central water and sewer. Tiano-does not think it is in district. Utter-is sure but will check. All flat then steep to river. Has frontage on Liberty St. and Rt. 32. There is a water easement which is 100ft. off Rt. 32 Water District. Proposal-72 room Inn, Restaurant, garden to table farming. Liberty Street will be main entrance with Rt. 32 a right hand turn only for service vehicles. Gate and turn around. Will have 40 Inns- one parcel with 36 on the lot with remaining on other lot. Have 110 parking spaces with overflow – 132 spaces. Has a man-made lake. Lighting will be up to code. One story buildings of earth tone. Stormwater-ponds in a few areas. Traffic-will get numbers. No river development. Have horses and walking trails. No boating. Utter-has discussed river currents. Needs a special use permit for Inns and Restaurant. There is one sign proposed. Will have a 22ft. wide road-clay road. Tiano-fire truck will not get back there. The sign is in the way and will not get back there in wet season. Utter-roads will be designed for fire trucks with man holes. Andreassen-parcel ends on Liberty Street. Utter-yes then town road begins. Shuster-access to cabins. Utter-concept would be park at main building and golf carts (no cars) would take people to cabins. Furman-seasonal. Utter-year round. Shuster-continue road loop. Utter-the 800 – 900ft. would be a substantial cost. Bouren-where would farm workers, etc. stay. Utter-will have staff residence. Bouren-any animals. Owner-crops-restuarant and beyond. Tiano-horses. Owner-yes not sure if year round. Utter-idea is to get everyone into nature and low impact. Will also have an Art Studio. Andreassen-destination where people stay. Utter-yes. Shuster-restaurant open to public. Utter-yes. Ellsworth-would there be any rentals. Owner-will run like an Inn. Utter-the new road will have neighbor's driveways extend to it and will be paved to where it is now. Shuster-will be a Type I coordination review. Needs Lead Agency status. Needs more work done before a Neg Dec. Bouren-no hay storage, etc. - maintenance buildings. Utter-there is a maintenance shed there, a lot of fields, 7 to 8 acres of crops, some green areas and some natural areas. Tiano-number of horses. Owner-depends on demand – 10 to 15 maybe. A

motion by Creen, seconded by Andreassen to determine lead agency status. All in favor, none opposed, carried. A motion by Goldberg, seconded by Andreassen to Declare as a Type I Action. All in favor, none opposed, carried. Attorney Moriello will prepare. Plan to be back to PIBd in two months.

MISCELLANEOUS:

1. Received Zoning Board Materials.

Since there was no further business to discuss, a motion by Creen, seconded by Andreassen to adjourn the meeting at 9:40pm. All in favor, none opposed, carried.

Submitted by:

Juanita M. Wilsey,