



PLANNING BOARD MINUTES  
FOR APRIL 16, 2013

Two public hearings were scheduled for this meeting and the public was invited to come forward to examine maps and ask questions. Howard Post, Chairman, opened the meeting at 7:35p.m. Present were Howard Post, William Hayes, Dan Weeks, Carole Furman, Ken Goldberg, Paul Andreassen, Michael Tiano and William Creen. Bruce Leighton, Liaison, absent. Dan Shuster, Consultant; MaryAnne Wrolsen, CAC, present.

A motion by Goldberg, seconded by Weeks to accept the March 19, 2013 Minutes. All in favor, none opposed, carried.

**PUBLIC HEARINGS:**

1. Minor-Gail Carlock-Old Kings Highway. Plans presented by Michael Vetere. Opened public hearing at 7:38p.m. Parcel was previously a campground. No residences on plot. No comments. A motion by Creen, seconded by Furman to close hearing at 7:40p.m. All in favor, none opposed, carried. Vetere submitted CoHighway letter. Shuster discussed flood plain issues and requirements. Flood plain data and Overlay District should be on plans. Shuster recommended exercising rights to refer to UICoPIBd. A motion by Weeks, seconded by Goldberg to send to UICoPIBd. All in favor, none opposed, carried. Weeks-Section 6 overlay district - explained requirements but feels the statute is vague. Believes that disturbance shown have been used not development. Recommend Town Attorney provide interpretation. Shuster states there are explanations for work in the district. Received receipt cards.

2. Minor-James LoDolce-River Road. Plans presented by Bruce Utter. Opened public hearing at 7:50p.m. Plans presented by Tom Conrad. No comments. Parcel A and Parcel B along the River. Lots comply with Zoning. A motion by Furman, seconded by Creen to close hearing at 7:55p.m. All in favor, none opposed, carried. A motion by Goldberg, seconded by Furman to grant Preliminary Plat approval, waive submission of Final Plat and grant Conditional Final approval pending all fees paid and signatures. All in favor, none opposed, carried. Received receipt cards.

**OLD BUSINESS:**

1. Site Plan Amendment-Michael Piazza/Verizon-Rt. 212. Plans presented by Michael Piazza, Paul Jankovitz could not attend. Post and Shuster reviewed the signage and it was accepted and filed with the Board. The site plan amendment is for an entry from Tomson Road. Piazza stated Tomson Road services Central Hudson and Vertis. Weeks asked if drive will be paved. Post concerned that traffic from Tomson Road able to turn East or West on Rt. 212 and defeat the purpose of Right-Turn-Only requirement. Shuster also concerned with traffic bottle up. Piazza states that it is at same grade. Furman suggested a guardrail perhaps. Shuster suggested Piazza meet with DOT. Tomson Road is a private road. Discussion of future traffic controls and more lights. Discussion

around a delivery entrance only. Will check with DOT and his own counsel for ups and downs. Place on May 2013 agenda.

2. Lot Line Revision-Dr. John Adrizzo-School House Road. No representation. Dr. Adrizzo passed away last week. Thomas Conrad will inform at a later date.

3. Minor-Thomas Sperl-MaryAnn Ave. and Van Buskirk Road. Plans presented by Thomas Conrad. Submitted plans with references and markings as recommended – the stormwater management and if there were any previous declarations that no further building lots of original Sperl subdivision. None exists according to Conrad. Weeks and Shuster discussed the maintenance of stormwater and the restrictions. Conrad asked what is the time frame for Town Attorney response-frustrated. Post states a response will be rendered in 32 days. Lot owner responsible for stormwater however no one could explain how it gets enforced. Discussion on responsibility for stormwater management. Covenants will be deciding factor and enforcement may be through Civil means. A motion by Goldberg, seconded by Furman to grant Preliminary Plat approval, waive submission of Final Plat and grant Conditional Final pending signatures and all fees paid. All in favor, none opposed, carried.

4. Amended Site Plan-Kim Matthew/KMM Homes Pine Hollow Estates Mobile Home Park-Off Rt. 32A. No need to be represented. Applicant just moved the interior road within the park. Road was named - Whispering Pine Lane - Signed the amended plans.

5. Extension of Site Plan-John Stowell-Rt. 32S-No representation. Extension request. Goldberg asked why the need to continue to approve an extension. Shuster states that the granting of extensions are not restricted. An economic hardship may be a valid reason. A motion by Goldberg, seconded by Creen to grant a six (6) month extension. All in favor, none opposed, carried.

#### PRE-HEARING CONFERENCE:

1. Lot Line Revision-Selina Rothe/Karolys-Rt. 212. Plans presented by Michael Vetere. Previously approved in 2010. Extending property line to top of rock ledge. Post referred to Shuster recommendations - DOT will not review unless accompanied by a site plan. A motion by Goldberg, seconded by Creen to declare a Type II Action. All in favor, none opposed, carried. A motion by Goldberg, seconded by Furman to waive a public hearing per Section 323. All in favor, none opposed, carried. Vetere has mylar for signatures. A motion by Post, seconded by Andreassen to grant Preliminary Plat approval, waive submission of Final Plat and grant Final approval of Lot line revision. All in favor, none opposed, carried. Received 2 signed plans. Will collect any fees due.

2. Site Plan and Special Use Permit-Jerome Schackne/Green-Rt. 212. Plans presented by Richard Praetorius. Former Jewish Congregation. Now called Rock Academy. The existing building was built in 1984. Room for at least 60 parking spaces. Goldberg states that the use fits in the miscellaneous education table under Zoning and needs a Special Use Permit. Tiano concerned with neighboring property owners. Weeks concerned with parking issue. Praetorius states that on the site plan will be notes that there will be no

parking on the Rt. 212 ROW. Weeks wants Permit to state Academy notify police if excessive numbers of people are expected. Pine Lane and Rt. 212 will be restricted for parking. The event sponsor will be bound by Permit requirements and conditions for all aspects of safety. A motion by Furman, seconded by Goldberg to forward to UICoPIBd. All in favor, none opposed, carried. A motion by Furman, seconded by Tiano to schedule a public hearing for May 21, 2013. All in favor, none opposed, carried. A motion by Goldberg, seconded by Weeks to declare as an Unlisted Action. All in favor, none opposed, carried. A motion by Goldberg, seconded by Creen for a Neg Dec. All in favor, none opposed, carried. It was decided the existing curb cut was adequate and no further DOT approvals. Discussion on plantings and screening. Weeks concerned any planters or signage not interfere with sight line. Traffic safety major concern. Wall lighting exists-no new lighting proposed.

3. Site Plan-Archive Fine Art-Simmons Street. Plans presented by Khattar of Praetorius and Conrad. A 50% expansion permitted by Zoning. Proposing 13,000sq.ft. and 3,500sq.ft. buildings for art storage. Is HDR Zone and pre-existing status uses the GB standards. Khattar explained site improvements, lighting, parking, elevations, etc. Screening will be provided. Tiano requests Glasco Fire District review plans. Concerns for fire apparatus to roads and access. Extend sprinklers to new construction. A motion by Furman, seconded by Goldberg to schedule a public hearing for May 21, 2013. 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 Creen for a Neg Dec. All in favor, none opposed, carried. Need Town Highway approval for curb cut. Shuster concerned with height and impact to surrounding residences. For low impact use contrasting colors to break-up blank wall. Post thanked Khattar and advised to be prepared for May's public hearing.

4. Site Plan-Spinnenweber Supply Co.-Kings Highway. Plans presented by Richard Kappler. Storing piping and infrastructure supplies to sell to general contractors. Weeks-is this for outside use and storage? Kappler-will store construction materials-pipes, valves, etc. like Spinnenweber in Port Ewen. Section 615 of Zoning states all storage be inside not outside. Need a ZBA variance, if approved come back to PIBd for site plan.

5. Minor-Christopher White-Windbourne Road. Plans presented by Donald Brewer. Wants to subdivide and sell parcel with existing house. A motion by Goldberg, seconded by Creen 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 Furman, seconded by Tiano to schedule a public hearing for May 21, 2013. All in favor, none opposed, carried.

#### MISCELLANEOUS:

1. Received Zoning Board Materials.

Since there was no further business to discuss, a motion by Furman, seconded by Tiano to adjourn the meeting at 9:45p.m. All in favor, none opposed, carried.

Respectfully submitted, By Paul Andreassen. Transcribed by Juanita M. Wilsey, Recording Secretary