

PLANNING BOARD
MINUTES FOR AUGUST 18, 2009

Two (2) 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 7:32p.m. Present were, Carole Furman, James Bruno, Dan Weeks, William Creen, Ken Goldberg and Howard Post. Absent: Tom Francello and Alternate Bill Hayes. Jeremy Kane-Town Planner was present. A motion by Goldberg, seconded by Post to accept July 2009 Minutes. All in favor, none opposed, carried.

PUBLIC HEARINGS:

1. Minor-Emilia Popowicz-Echo Hill Road-Opened public hearing at 7:33p.m. Maps presented by Richard Rothe. Subdividing 4.6 acres into 2 lots. Parcel A has an existing house. Parcel B will access off Echo Hill Road. Has curb cut approval. Received an Engineer's letter that soils can accommodate an in ground septic system. Comments: Henry Furboter-concerned with drainage on road, cross over pipes, all comes into his front yard. Creen-will look into, talk with Highway Dept. and try to make the situation better – will inform Furboter on details. A motion by Post, seconded by Furman to close hearing at 7:45p.m. All in favor, none opposed, carried. A motion by Goldberg, seconded by Weeks to grant a Neg. Dec. All in favor, none opposed, carried. A motion by Furman, seconded by Post to grant Preliminary Plat approval, waive submission of Final Plat and grant Conditional Final approval pending drainage issue with Hwy. Dept. and signed map. All in favor, none opposed, carried. Rec'd receipt cards and Seqr.

2. Lot line and Major-John Stowell-Rt. 32S-Opened public hearing at 7:55p.m. Maps presented by Richard Rothe. Revised maps. The 9 acre lot in front has an existing single family house. Applicant is subdividing 8 additional lots on the front lot for single family homes. Shifted lot line back on vacant lot that is in the back. Will have public water and sewer. Will connect with Crowne Management with water. Does not want to connect with Crowne's road as it will use up a lot of land, will use the cul-de-sac. No comments from public. Kane-will need a long form EAF. Creen-feels that the owners should be held to connecting the roads and utilities. Kane-land on Crowne piece was reserved for that purpose. Creen-Pl. Bd. will look into road connection as it has been discussed with Crowne and Stowell many times in the past and will also talk with Highway Dept. and set up a meeting on the road issue connection. A motion by Furman, seconded by Post to close hearing at 8:07p.m. All in favor, none opposed, carried. Received receipt cards.

OLD BUSINESS:

1. Major-Jody Dwellings, LLC-Band Camp Road & Rt. 212-Maps presented by Robert Hagopian. Has 52 acres-revised maps for 10 lots. Lots range from 1.38, 1.62 and others

are 5+. Discussion on affordable housing and how it can best work for this project. Applicant wanted a 12 lot subdivision but the formula would not work-might even have to go to 9 lots. The Pl. Bd. would be able to work with this 10 lot layout as presented but Pl. Bd. does not have the legal authority to waive the 10 lot requirements, ZBA Variance is required. Kane-will set up an informal workshop with Rupco to get some answers. Creen-get something in writing from Rupco to help determine the best solution so this project can continue. No public hearing until they receive Health approvals, etc.

2. Site Plan-Highland Cliffs / Robert Sherman-Skyline Drive-Cancelled. Kane-applicant wants to set up a site visit time and then get back on agenda to provide more information. Kane will coordinate a convenient date with members. Discussed that the same issues for concern on this project would be the access, water and schools.

PRE-HEARING CONFERENCE: None

MISCELLANEOUS:

1. Major-212 Developers / South Peak- A motion by Post, seconded by Furman to grant South Peak an additional six (6) month extension. All in favor, none opposed, carried. There have been no changes to plan just that it is taking longer then expected to receive needed approvals
2. Win One for Jesus-Special Use Permit-Rt. 32S – Discussed current letters-from applicant’s attorney enclosing copies of rent agreement with tenant in a single family house and not being used as a rehabilitation home at this time; and a letter from Building Inspector rescinding the Order of Remedy. Creen-applicant is in the process of moving forward on this project putting up the fence and completing what the Pl. Bd. requested. Goldberg-how can they certify when Teen Challenge cannot certify them until in operation. Creen-can amend to be more in line with Teen Challenge certification. Kane-Teen Challenge has visited the site. Weeks-maybe a year from when in operation. Creen-cannot be in operation until approved by Pl. Bd. Will discuss directly with Teen Challenge. Discussion on Sept. 1 deadline-because they are moving forward and Teen Challenge has been to site, feel that the deadline can be extended. A motion by Goldberg, seconded by Weeks to extend the Sept. 1, 2009 deadline to Oct. 1, 2009 for the Special Use Permit approval. All in favor, none opposed, carried. Kane-will inform Win One and Teen Challenge. Creen-the issue with the neighbor –Pl. Bd. has to stay neutral.
3. Received ZBA July Minutes on Aug 7, 2009.
4. Tim Mauro - received signed maps.
5. Tim Mauro Co. – received signed maps.

Since there was no further business to discuss, a motion by Bruno, seconded by Post to adjourn the meeting at 9:10p.m.

Respectfully submitted:
Juanita M. Wilsey,
Recording Secretary