

PLANNING BOARD  
MINUTES FOR AUGUST 15, 2006

Minutes taken by Claudette Zinkow.

Five 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. Present were James Bruno, William Creen, Tom Francello, Carole Furman, Howard Post, George Collins and William Hayes.

Tom Oldenburg-Consultant and Nancy Campbell, Town Board were present.

A motion by Post, seconded by Furman to accept July 2006 Minutes. All in favor, none opposed, carried.

**PUBLIC HEARINGS:**

Bruno - reclused

1. Site Plan-Guardian Self-Storage / R&R Partnership-Rt. 9W-Opened public hearing. Maps presented by Kathy Dewkett, Engineer-removing storage units and leaving main building and discussed stormwater management plan. Comments: Patti Kelly-concerns with Gateway Overlay with no parking in front of building. She was advised that this would be addressed. Mary Ann Ferranda-what is use of the building. It is not occupied now but they plan to lease the building. Ferranda, Tom Macarille and James Bruno-questions on drainage and stormwater plan and stated that the grade should be brought back to original grade and why is the front building being excluded from the OTR dated 12/12/03 by Building Inspector. Dewkett-elevation of front building is higher and building has never flooded and as to drainage they have planned a stormwater wetlands according to DEC codes in the back of property. Macarille- will concrete slab be removed. Dewkett-yes. Discussions started on problems of neighbor's property flooding and cost prohibited for connecting to Rt.9W drainage plan. Dewkett also stated that this was an amended site plan and grandfathered in before Gateway Overlay but will landscape the front area. Peter Kaufman-who is responsible if this does not work. Pl. Bd.-the property owner. More discussion on same matter. A motion by Post, seconded by Furman to close hearing. All in favor, none opposed, carried. Received receipt cards.

2. Site Plan-Guardian Self-Storage / R&R Partnership-Rt. 9W and Glasco Turnpike-Opened public hearing. Maps presented by Kathy Dewkett. Will clear property and put up storage units and use what they can from the 9W site. Comments: Discussed the stormwater management plan and drainage which will be approved by Town Engineer. A motion by Collins, seconded by Post to close hearing. All in favor, none opposed, carried. Francello-discussed landscaping and Furman discussed Gateway Overlay matters. Received receipt cards. Bruno returned.

3. Minor and lot line revision-James Flaherty & Robert Skibsted / Robert Young- Opened public hearing-Maps presented by Donald Brewer-subdividing into 2 lots and acquiring a piece from Young. No comments. A motion by Post, seconded by Furman to close hearing. All in favor, none opposed, carried. A motion by Post, seconded by Collins for a Neg Dec. All in favor, none opposed, carried. A motion by Post, seconded by Collins to grant Preliminary Plat approval, waive submission of Final Plat and grant Final approval. All in favor, none opposed, carried. Received receipt cards, Seqr. and 2 signed maps.

4. Minor-Virginia Gordon-Mt. Airy Rd.-there was no representation –no public hearing.

5. Minor-Gerald Bornschein-Mt. Airy Rd.-Opened public hearing. Maps presented by Tom Conrad. No comments. A motion by Post, seconded by Bruno to close hearing. All in favor, none opposed, carried. A motion by Collins, seconded by Post for a Neg Dec. All in favor, none opposed, carried. A motion by Post, seconded by Furman to grant Preliminary Plat approval, waive submission of Final Plat and grant Conditional Final approval pending fees paid and reproducible maps with owner signature. All in favor, none opposed, carried.

#### OLD BUSINESS:

Francello – reclused

1. Site Plan-Win One for Jesus / Duane & Tammara Taylor-Rt. 32-Glasco- Discussed Resolution with Town Attorney, John Vagianelis. They should also talk to neighbors about landscaping and will present updated map in September that is to scale and shows landscaping and drainage. A motion by Post, seconded by Furman to approve the amended Resolution All in favor, none opposed, carried. Rec'd Seqr. Francello returned.

#### PRE-HEARING CONFERENCE:

1. Lot line revision-Richard Syracuse-Rt. 32-Maps presented by Richard Rothe. A motion by Creen, seconded by Post to waive public hearing per Section 323. All in favor, none opposed, carried. A motion by Creen, seconded by Post to grant Preliminary Plat approval, waive submission of Final Plat and grant Conditional Final approval pending owners signature. All in favor, none opposed, carried.

2. Lot line revision and minor-Gary & Richard Bollin-George Sickles Rd.-A motion by Post, seconded by Hayes to grant sketch approval and schedule a public hearing for September 19, 2006. All in favor, none opposed, carried.

3. Lot line revision and Minor-Peter Kaufman-Kings Hwy.- A motion by Post, seconded by Bruno to grant sketch approval and schedule a public hearing for September 19, 2006. All in favor, none opposed, carried.

4. Minor-Michael and Maryann Levy-Montague Lane - Malden-Maps presented by Tom Conrad. This is a major due to re-subdividing within 3 years, this was Lot 5 of an 8 lot subdivision. A motion by Creen, seconded by Post to grant sketch approval and schedule a public hearing for September 19, 2006. All in favor, none opposed, carried.

MISCELLANEOUS:

1. Jack Breen – received 2 signed maps.
2. Edward Vaughn – received 2 signed maps.
3. Received a referral for Steve Wehr from ZBA on August 16, 2006.

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

Typed by:

Juanita M. Wilsey,  
Recording Secretary