

PLANNING BOARD
MINUTES FOR MARCH 20, 2012

One (1) public hearing was scheduled for this meeting and 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 Paul Andreassen, Howard Post, William Creen, Ken Goldberg, Mike Tiano, William Hayes, Dan Weeks and Carole Furman. Bruce Leighton, Liaison; Dan Shuster, Consultant; and Josh Randall, CAC were present.

A motion by Goldberg, seconded by Andreassen to accept the February 2012 Minutes. None opposed, motion carried. Creen abstained.

PUBLIC HEARINGS:

1. Minor-Catskill Farms-Old Sawmill Road and Woods Church Road- Opened public hearing at 7:35p.m. Plans presented by Richard Rothe. Subdividing 6.2 acres into Lot 1 with 3 acres and Lot 2 with 3.2 acres for single family dwellings. Received curb cut approvals and Health Dept. approvals. No comments. A motion by Furman, seconded by Tiano to close hearing at 7:37p.m. All in favor, none opposed, carried. Discussed the stonewalls. Driveways will follow along stonewalls as stonewalls will not be disturbed. Owner said he would not sell to someone who would remove the stonewalls. A motion by Andreassen, seconded by Creen to grant Preliminary Plat approval, waive submission of Final Plat and grant Final approval. All in favor, none opposed, carried. Received receipt cards and signed maps.

OLD BUSINESS:

1. Site Plan-Crowne Management Group / Regan-Rt. 32S- Cancelled.
2. Site Plan-Michael Piazza / 32/212 Site Plan- Route 32 and 212- Cancelled. No comments from Ul.Co.Pl.Bd. yet.
3. Major-Jody Dwelling, LLC-Rt. 212-Plans presented by Richard Praetorius. This was a 9 lot subdivision now 5 Lots. One house has been built on Lot 1. Has Health Dept. approvals and curb cuts are approved from last year. Checked with Building and Highway Depts – never had a stop work order. A motion from Goldberg, seconded by Creen to take off table from last month. All in favor, none opposed, carried. A motion by Goldberg, seconded by Furman to declare this an Unlisted Action. All in favor, none opposed, carried. Need to vote to reaffirm the Resolution for a Neg Dec. A motion by Goldberg, seconded by Creen to grant a Neg Dec. All in favor, none opposed, carried. A motion by Andreassen, seconded by Furman to forward to Ul.Co.Pl.Bd. All in favor,

none opposed, carried. A motion by Andreassen, seconded by Creen to schedule a public hearing for April 17, 2012. All in favor, none opposed, carried.

PRE-HEARING CONFERENCE:

1. Minor-Marian Dolney-Fawn Road-Plans presented by Bruce Utter. A vacant 6.5 acre parcel in the LDR sensitive overlay. Wants to file for an Exemption. This parcel has no characteristics for sensitive overlay just that it is located in that Zoning area. Furman- does this have a rock out cropping. Utter- a ledge in back and one boulder and some foundation remains. Creen- a stream is out there but not on this parcel. Goldberg-PIBd cannot give an Exemption if in the watershed. Utter-will submit to ZBA. Creen-waiver on watershed. A motion by Creen, seconded by Goldberg to have Building Inspector, Alvah Weeks, forward project to the ZBA for consideration of area variance. All in favor, none opposed, carried. Utter-Can ZBA and PIBd coincide public hearings. PIBd has no problem. A motion by Andreassen, seconded by Creen to schedule a public hearing pending ZBA input to coincide public hearings with both Boards. All in favor, none opposed, carried. 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 Andreassen to grant a Neg Dec. All in favor, motion carried.

2. Site Plan-Total Tennis/Edward Fondiller-Old Kings Highway. Plan presented by Bruce Utter. Submitted new plans. Has 67 acres with tennis courts. In the SA and watershed Zoning. Wants to build 4 paddle tennis courts. Originally located by parking lot but now over by playground. Discussed topo-courts are off ground on 21 piers for each court, discussed lighting and warming hut with 3 glass sides. Will be used in Fall, Winter and Spring. Light will be turned off around 9:00 or 10:00pm. No impacts. A motion by Andreassen, seconded by Creen to grant a Neg Dec. All in favor, none opposed, carried. A motion by Andreassen, seconded by Furman to declare as an Unlisted Action. All in favor, none opposed, carried. A motion by Andreassen, seconded by Creen to forward to UICoPIBd. All in favor, none opposed, carried. A public hearing is not needed. ** Bruce Utter will send to CoPIBd **

3. Site Plan-Always Best Services, Inc./RAJ-Rt. 9W. Plans presented by RAJ. Runs the Sunoco and wants to park 4 to 5 U-Haul trucks on back parcel of Sunoco. Creen-told RAJ to call Paul Economos of Building Department because there are some drainage issues for MS4. Shuster-needs to prepare a legal survey that shows lighting, sufficient parking for Sunoco and for U-Hall trucks. Need hours when open. Trucks are 14 or 17ft. Will be parking on 2 different parcels but same owner. Calculate parking spaces. RAJ not using the 3 parking spaces now all parking on back parcel. U-Haul will be part of Sunoco business. Need permanent easement for parking lot on other lot to grant right to park there. Suggested they meet with Building Inspector and talk to an Attorney.

4. Lot Line Revision-Bruce Lydecker-Charles Hommel Road. Plans presented by Thomas Conrad. Revised plans per Shuster comments. Inter-cross for electric and lots access other lot. Adding strips of parcels to better the nicer part of the parcel. Access is not an issue as there are 2 ways to access. Parcel B from Byam and Parcel C from Rothberg. A motion by Goldberg, seconded by Andreassen to declare as a Type II

Action. All in favor, none opposed, carried. A motion by Andreassen, seconded by Furman to waive the public hearing per Section 323. All in favor, none opposed, carried. A motion by Andreassen, seconded by Furman to grant Preliminary Plat approval, waive submission of Final Plat and grant Conditional Final approval pending owner signatures. All in favor, none opposed, carried.

5. Lot Line Revision-Peter and Robin Miklatek-John Joy Road. Plans presented by Robert Cross. Submitted revised plans. Lot line revision - surveyed by Robert Hall and now adding 3.11 acres from a 27.81 acre parcel to the adjacent 4.5 parcel. Has a 25ft. green belt each side of property line, total of 50ft. to agree on removal of vegetation and no building within that area. Both owners have to agree but in this case one person owns both sides. This is not enforceable by Town is a civil matter. Remove old dash line is simplify map. A motion by Goldberg, seconded by Andreassen to declare a Type II Action. All in favor, none opposed, carried. A motion by Andreassen, seconded by Creen to waive public hearing per Section 323. All in favor, none opposed, carried. A motion by Andreassen, seconded by Furman to grant Preliminary Plat approval, waive submission of Final Plat and grant Conditional Final approval pending owner signatures and removal of line delineating stone wall. All in favor, none opposed, carried.

MISCELLANEOUS:

1. Wayne Courts/Bevehrkort LLC-Washington Avenue Extension-Received approval in august 2010. Now wants to park 10 RV's in back to stay overnight. Resolution states no overnight staying in parked RV's. Discussion-would need Health Dept. approval, water and sewer approvals and Special Use Permit. Creen-if residential it is not allowed. If permitted would need amended site plan. Check which Zoning District. Have Building Inspector make decision.
2. Wynkoop House-Rt. 32N-Richard Praetorius and Joshua Randall-Construction of hotel and Tavern on Wynkoop property-This is in front of Historical Preservation Committee. Meet all requirements. Hold joint public hearing. Praetorius-been 4 months at Historical Commission and now getting into site plan issues. This is a Type I Action so can coordinate a joint meeting. Creen-been in for a workshop but has no application to PIBd. Praetorius and Randall will get information to PIBd and Dan Shuster, Consultant to review. The project would consist of stabilizing old Wynkoop building, build hotel and a restaurant out of old building. Need site plan in gateway. Discussed water from Howard Johnson and sewer from Hess property owner. Hotel would be a 4 story building with 74 or 75 units with dormers and will match Wynkoop House. Drainage under parking lot. Schedule public hearing at ZBA for area variance.
2. Organtini/Old Realty, Inc.- signed and received 2 signed maps.
3. Received Zoning Board Minutes.

Since there was no further business to discuss, a motion by Creen, seconded by Andreassen to adjourn the meeting at 9:10p.m. All in favor, none opposed, carried.

Respectfully submitted,

Juanita M. Wilsey, Recording Secretary