

PLANNING BOARD
MINUTES FOR MAY 18, 2010

One public hearing was scheduled for this meeting. Howard Post, Chairman, opened the meeting at 7:30p.m. Present were Carole Furman, Paul Andreassen, Howard Post, Dan Weeks, Tom Francello, William Creen and Alt. Bill Hayes. Absent: Ken Goldberg. Jeremy Kane, Town Planner, was present. Bruce Leighton, Liaison, was present.

A motion by Francello, seconded by Creen to accept April 2010 Minutes. All in favor, none opposed, carried.

PUBLIC HEARINGS:

1. Site Plan-Jesse and Amy DiCesare-Old Rt. 32-Project presented by Jesse DiCesare. Opened public hearing at 7:33p.m. This is a pre-existing 3,000sq.ft. building now taking 1,200sq.ft. for retail. Discussed landscaping, new sign, lighting and parking. No comments. A motion by Creen, seconded by Furman to close hearing at 7:40p.m. All in favor, none opposed, carried. Discussed access off Rt. 32 and Old Rt. 32-no paving still gravel, tapered and drainage ditch. Question on removing RV parked on premises. No outdoor storage. Light shines out is existing and no plans to change and is on a timer. Discussed whether or not to use a shield over the light. Kane-addressed trash storage and suggests more plantings or group them for better appearance. A motion by Creen, seconded by Francello to forward to Ulster Co. Planning Board for comments. All in favor, none opposed, carried. A motion by Furman, seconded by Creen to declare this an Unlisted Action. All in favor, none opposed, carried. A motion by Furman, seconded by Creen for a Neg Dec. All in favor, none opposed, carried. Asked for hours of operation- 5:00 to 9:00 or to 8:00 for selling guns and ammunition. Put on June 2010 Agenda. Received receipt cards and Seqr.

OLD BUSINESS:

1. Major-John Stowell-Rt. 32S- Update by J. Kane: Update on 9 lot subdivision. Engineer working with Town Engineer and Health Dept. and should be ready for June 2010 agenda.

PRE-HEARING CONFERENCE:

1. Minor-KMM Homes LLC / Kim Matthews-Madison Avenue-Maps presented by Jeff Hogan- Mobile home park. Had a prior 4 lot subdivision that has been approved. Now one more lot subdivided off. Matthews still owns all lots. The Park has its own water system. This Lot will have own water and sewer. Permits for Health Dept. approval

expired but still same standards. Lot 5 is part of overall piece – 23 acres. Lot 4 is around 1.5 acres but was created prior to new Zoning. Flag lot is part of Lot 5. There is enough sq. ft. for mobile park when new parcel is subdivided off. Needs to put minimum area for Park on map. In future might add 3 or 4 more units to build out. Discussed cul-de-sac Maintenance Agreement-can make this a condition in the Resolution to have a Road Maintenance Agreement drawn up now and when lots are sold, buyers must sign the Agreement. A motion by Creen, seconded by Furman to schedule a public hearing for June 15, 2010. All in favor, none opposed, carried.

2. Site Plan-Bevehcort, LLC / Wayne Corts-Washington Avenue Ext.-Plans presented by John Fuller, P.E. Refurnish medical building as an Inn. Set up as 4 quadrant suites with 8 to 9 rooms, single and double. Can stay for one night or several weeks. Shared utilities, laundry and showers. Had a workshop with Kane. Will have 29 rooms so he does not have to get a variance for 33 rooms. Will shut off rooms for winter months but could open for hockey teams, etc. Will need annual inspection from Building Inspector. Will rent as units not single rooms and will follow all Codes. No changes to exterior of building just paint and landscape. Discussed 40ft. buffer for Inns. Corts just wants to get it up and running and in a few years come back to improve or further develop. Discussed compromising with parking lot to plant lot line not the 40ft. buffer. A motion by Furman, seconded by Creen to schedule a public hearing for June 15, 2010. All in favor, none opposed, carried. Has Village water as the prior owners paid for water pipe up to property and is tied into building. Discuss with Village Water and Sewer. Has a fire hydrant on property. Building and paved parking lot is in good shape.

MISCELLANEOUS:

1. Received ZBA Minutes.
2. Raymond and Selina Rothe- Received 2 signed maps.
3. John and Eda Mayone - Received 2 signed maps.
4. Aristotle Moshos-letter from neighbor, Clark, from April 2010 meeting-How does Pl. Bd. want to reply. Discussed-Moshos has been trying to develop the L shaped property for years. This only came to Pl. Bd. because of the waterfront, did not warrant a public hearing. Kane will draft a letter with Building Inspector.

Since there was no further business to discuss, a motion by Francello, seconded by Creen to adjourn the meeting at 8:50p.m.

Respectfully submitted:

Juanita M. Wilsey, Recording Secretary