



PLANNING BOARD MINUTES FOR JANUARY 21, 2014

One public hearing was 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 7:33p.m. Present were Howard Post, Paul Andreassen, Dan Weeks and William Hayes. Absent were Michael Tiano, William Creen, Ken Goldberg, and Carole Furman. James Bruno, Liaison was present and MaryAnne Wrolsen, CAC, was present. Dan Shuster, Consultant, was present.

A motion by Weeks, seconded by Hayes to accept the December 17, 2013 Minutes. Motion carried. Abstained Tiano, Furman, Creen and Goldberg.

PUBLIC HEARINGS:

1. Site Plan-1033 Kings Highway/Art Green-Kings Highway. Plans presented by Matt Mason. Opened public hearing at 7:34p.m. Art Green has 2 primary buildings to develop in Phases. South building has 100,000sq.ft. and now presenting an indoor fire arms by membership only-200ft. long. At property line will be 65 decibels for noise. Sound control building. On-site parking around building only. Remainder develop in Phases as needed in the future for manufacturing. Has local water and C. Hudson gas brought over from railroad and dry sprinkler system. Will upgrade building, landscaping will leave mature trees and have 87 to 93 parking spaces. No Comments. A motion by Creen, seconded by Andreassen to close hearing at 7:40p.m. All in favor, none opposed, carried. Post-this public hearing was not necessary but had one anyway. Furman-heard there was mold. Green-no mold have been working on building for 6 years and no hazardous materials in building. The EPA visited and Phillips checks every week. Weeks-hours of operation, lighting comply and landscaping. Green-possible on weekends too for the police departments, etc., clean the pond area into a park. Week-no outdoor shooting. Green-no and no outdoor events. The water tower could be something other then a water tower. Goldberg-entrance to range. Mason-along front to existing sidewalk to vestibule lighted area own entrance. Weeks-using existing lighting. Mason-yes not fully shielded, but not all businesses along corridor use fully shielded. Furman-signage. Mason-use existing signage island and update the same size sign. Shuster-would like to see street trees along Kings Highway. Mason-industrial corridor-hard to do as have 10ft. with slope to drainage and if in parking area will lose spaces. Can put in a few trees 80-90ft. on center. Post-would like some trees along front can give up 4 spaces. Mason-understood and will be replacing rusted panels on building. Green-plans to paint buildings on both sides of Highway in warmer weather. Shuster-has a Neg Dec. Post-show tree placement on plans. Mason-foot candle exists and there is no power on yet to test but will be 1 or 2 though with no mercury vapor. A motion by Andreassen, seconded by Weeks to grant Final approval on site plan pending payment of all fees, show placement of 5 street trees along Kings Highway, replace existing luminaries and install

luminaries provide 1 to 2ft. candles of illumination, letter for Code Compliance for firearms from Building Inspector and signatures. All in favor, none opposed, carried.

OLD BUSINESS:

1. Lot line revision-Ed Cooper-Victors Lane. Plans presented by Ed Cooper. Attended August 2013 Meeting. Swap 1.58 acres with neighbor. Added property line to plans. Public hearing not required. A motion by Goldberg, seconded by Weeks to grant Preliminary Plat approval, waive submission of Final Plat and grant Conditional Final approval pending payment of fees and signatures. All in favor, none opposed, carried.

2. Site Plan-Leading Edge/Ready 2 Go Project-Kings Highway-Plans presented by Ed Cooper. One year approval runs out in January 2014. Needs an extension. Shuster-does not need an extension on this as it is not in the Zoning Law yet. While in limbo Cooper wants to sell landscaping supplies such as mulch, stone, etc. in bins made of concrete. All movable. Andreassen-did you ever get the curb cut. Cooper-will use the gravel drive in back. Shuster-retail-needs site plan review, have dual use and use until they get an applicant. Submit new application for review and approval.

3. Major-Bergen/Conathan-Lotus Lane. Plans presented by Debi Conathan. Thanked everyone for all their help and suggestions. Has 30 acres and subdividing into 8 Lots with a common area. Starting a non-profit Home Owners Association that will include road maintenance agreement. There are some changes on the plans-added ROW, fixed common area property lines and will correct spelling of Conathan. Requesting tonight for a Neg Dec, schedule another public hearing and a waiver of Road Standards. Only 2 lots will be using Lotus Lane and do not think it is fair that they have to bring Lotus Lane up to better standards than the Town road of Powder Mill. They have temporary Health Dept. approval on 5 lots as 3 lots exist and guest house doubles up with one of the 3 existing. A motion by Goldberg, seconded by Andreassen to declare as an Unlisted Action. Motion carried. Furman recused. A motion by Goldberg, seconded by Andreassen for a Neg Dec. Motion carried. Furman recused. Doug Myer waived Road Standards per letter. Debi-is mostly 25ft. wide, has a few pull offs and has 14ft. driving surface. Also Town put in a culvert over 30 years ago on Lotus Lane that is filled with silt and they have a call into Highway Dept. They know Lotus Lane needs maintenance but waiting to see what is needed. The SWPPP has been reviewed by Town Engineer. Post will call and discuss road with Fire Dept. Shuster-there is a ½ hammer and 2 driveways to use for turning around so should be fine. Debi-there is enough room. Tiano-the last 2 subdivisions have received Road Standard waivers, is this going to be the norm as there are Town fees associated with this that the Town would not receive. Debi-only 3 lots will use Lotus Lane all other use Powder Mill. Weeks-curb cuts needed. Post-curb cuts would be off Powder Mill Road. Shuster-done case by case so many different situations. A motion by Andreassen, seconded by Goldberg to schedule a public hearing for February 18, 2024. Motion carried. Furman recused.

PRE-HEARING CONFERENCE:

1. One Love Fest/Jeremy Schaller/Winston Farms. Plans presented by Kenneth Schwenker, Michael Stock and Robert Pullman. Will bring in highest Yoga instructors, vendors, a community event. Discussion on Chapter 74. Site Plan is presented to Town Board and they need PlBd recommendations. Camping, water, septic, crowd control. The event toward the North and camping and parking to the South. Box Office off site on Sullivan Farm on Lauren Tice Road and bus people to event. Robert Pulman-discussion on power and eco friendly event. Will use low LED lighting. Have sessions on learning how to compost along with music and yoga. Zero waste is their goal – leave no trace. First year will keep under 5,000 people including staff for camping so no Mass Gathering permit needed with the County. Low keyed event, impact far less then others and hope to grow in future. A 3 day event. Mass Gathering permit needed for Town. Andreassen-looking at it like the Garlic Fest as we are the Town of Festivals. Weeks-would like to see permanent infrastructure. Schaller-would like 5 events yearly. Pullman-thinking of building solar fields in future and more energy into the grid. Shuster-provide information for Town for Mass Gathering as this submission was a bit skimpy. They will be submitting all by end of February beginning of March to start advertising. Goldberg-all similar to the music festival if significantly different then send different recommendations. Post-more than enough information. Post-would like to have part of PlBd members working with them during planning. Shuster-need to add wording in Zoning Law for Mass Gatherings. Festival-make a template for next year. Post-has been in front of TBd and waiting for PlBd recommendations. Weeks-PldBd make sure what is on the plans. Michael Lang-it is standard in this business to put up and take down and move to next place. They are working on permanent fencing and working up to more permanent structures. Post-not an application at this point. Weeks-need to make recommendations, needs traffic impact to make recommendations. Andreassen-last recommendation was to amend Zoning. James Bruno-TBd is working on this. Andreassen-not PlBd responsibility now and Town is behind it, notifying fire services, etc. Bruno-Village is on board also. Stock-plan on having a fire hydrant tap installed permanently. Post-will prepare Recommendations and forward to TBd.

MISCELLANEOUS:

1. Received Zoning Board Materials.

Since there was no further business to discuss, a motion by Post, seconded by Creen to adjourn the meeting at 9:15p.m. All in favor, none opposed, carried.

Respectfully submitted,

Juanita M. Wilsey,
Recording Secretary