

PLANNING BOARD  
MINUTES FOR JULY 15, 2008

Two (2) public hearings were scheduled for this meeting and the public was invited to come forward to examine maps and ask questions. Howard Post, Vice- Chairman, opened the meeting at 7:36p.m. Present were James Bruno, Tom Francello, Carole Furman, Ken Goldberg and Howard Post. Absent: William Creen, Ian Leaning and Dan Weeks, Alternate. Jeremy Kane, Town Planner was present.

A motion by Furman, seconded by Goldberg to accept June 2008 Minutes with the following changes: Public Hearing #2 state that access off Rt. 9W will be narrowed and Pre-Hearing Conference #5 insert Goldberg's quote and Goldberg also requested in Pre-Hearing Conference #3 to change time frame to maximum. All in favor, none opposed, carried.

Discussion on surveying +- after acreage that it could mean a substandard sized lot depending on acreage. Goldberg concerned with Zibella and others in future not meeting zoning area with the +- on acreage. Discussed that it was a minute mathematical calculation. Discussed drawing up a Policy to correct this concern. Post said that it is not Policy now and wait to discuss with a full Board present.

**PUBLIC HEARINGS:**

1. Minor and lot line revisions-Douglas Myer-Warren Meyer Road-Maps presented by Bert Winnie-Opened public hearing at 8:00p.m. Issue 1- Lot 1 subdivide from Myer to Mt. Marion Material including salt shed. Issue 2- Lot 2 conveyed to Mike McIntyre for encroachment. The remaining 40+ acres stays with Meyer. No comments. A motion by Furman, seconded by Bruno to close hearing at 8:05p.m. All in favor, none opposed, carried. Discussion: salt shed cannot be expanded, show water line (there is a NOTE on map), restrict additional residential building due to salt shed and show overlay of zoning on map. A motion by Furman, seconded by Bruno to grant a Neg Dec. All in favor, none opposed, carried. A motion by Furman, seconded by Bruno to grant Preliminary Plat approval, waive submission of Final Plat and grant Conditional Final approval pending showing all Zoning and Overlay Districts and restricted residential development due to wetland areas shown on Lot 1 and adjacent Industrial Use and owner signature. All in favor, none opposed, carried. Rec'd Seqr and Receipt cards.

2. Two Minors with a lot line revision-Thomas Canova-Denniston Drive-Maps presented by Tom Conrad-Opened public hearing at 7:36p.m. Lot 1 into 1A and 1B. Lot 2 into 2A

and 2B. Lot line revision for Lot 1B to delete property line across flag lot to connect lot to cul-de-sac. No comments. A motion by Furman, seconded by Bruno to close hearing at 7:44p.m. All in favor none opposed, carried. A motion by Furman, seconded by Bruno for a Neg Dec on both Minor subdivisions. All in favor, none opposed, carried. A motion by Furman, seconded by Bruno to grant Preliminary Plat approval, waive submission of Final Plat and grant Conditional Final approval pending Lot 2A curb cut and NOTE on map restricting the sale of Lot 2A until Health Dept. approval is received, fees paid and owner signature. All in favor, none opposed, carried. Received Seqr. and Receipt cards.

#### OLD BUSINESS:

1. Site Plan-Anthony Bacchi / Lazy Swan-Old Kings Highway-Anthony Bacchi present. Discussed the Resolution and Conditional Final. A motion by Furman, seconded by Bruno to grant Preliminary Plat approval, waive submission of Final Plat and grant Conditional Final approval pending the Conditions as stated in letter from Jeremy Kane dated July 14, 2008 plus DEC and DOH approvals. All in favor, none opposed, carried.
2. Site Plan-Anderson Foundation for Autism-Rt. 9W-Maps presented by Jeff Hogan-received updated map. This received site plan approval in June 2008 with Conditions. Update on Conditions: the inter-cross easement is noted on map; the school will build sidewalks on 9W and by Quick Chek side inter-cross easement; the DOT drainage Sheet 2 is being reviewed and DOT will not deny, they are working out details; have added more trees and landscaping on the South side by residential area and have paid the Pl. Bd. fees. DOT is the only outstanding Condition. The DOT would like plans sent to their Poughkeepsie office-Kane will send. Discussed the pines for deciduous and juniper in front of them, shade trees by sidewalk, picnic table area in front is not an access just for people coming out from inside the building to table. This does not have to come back to a Pl. Bd. meeting. Once DOT is received, the map can be signed.

#### PRE-HEARING CONFERENCE:

1. Lot line revision-Christopher Myers-Garden Circle-Maps presented by Nick Schelling for Gil deMare. Two lot line revisions - this is a Mom and son lot line revision. Florence Myers owns Parcel 2 and son, Christopher, owns Parcel 1. Would like to even out the acreage of the two pieces. Also Parcel 2A will be added to Florence parcel from neighbor. The unknown area along road is an area reserved for the shoulder of the road and has never been part of their parcels. A motion by Goldberg, seconded by Furman to declare this an Unlisted Action. All in favor, none opposed, carried. A motion by Furman, seconded by Bruno to waive a public hearing per Section 323. All in favor, none opposed, carried. A motion by Furman, seconded by Goldberg for a Neg Dec. All in favor, none opposed, carried. A motion by Post, seconded by Bruno to grant Preliminary Plat approval, waive submission of Final Plat and grant Conditional Final approval pending fees and owner signature. All in favor, none opposed, carried.
2. Lot line revision-Francis & Mary Jo Kime-Berkshire View Terrace-Maps presented by Tom Conrad-Shed encroachment. A motion by Goldberg, seconded by Furman to declare this an Unlisted Action. All in favor, none opposed, carried. A motion by

Furman, seconded by Bruno to waive public hearing per Section 323. All in favor, none opposed, carried. A motion by Furman, seconded by Bruno for a Neg Dec. All in favor, none opposed, carried. A motion by Furman, seconded by Goldberg to grant Preliminary Plat approval, waive submission of Final Plat and grant Conditional Final approval pending fees paid and owner signature. All in favor, none opposed, carried.

3. Major-John Rinaldo and John Stowell-Rt. 32S-Maps presented by John Rinaldo-8 Lot Major subdivision-Richard Rothe will be surveyor and will attend a workshop by August, should be ready to submit Preliminary plans for August meeting, for public hearing for Sept. The lot line presented in June 2008 will be withdrawn and fees paid for that project will be transferred to this Major. Town Engineer will review. Need to have Rinaldo submit a withdrawal letter for lot line revision and then Pl. Bd. will close the open public hearing that was opened in June 2008. A motion by Furman, seconded by Goldberg to grant sketch approval for plans submitted on April 29, 2008. All in favor, none opposed, carried.

4. Major-William Parr-Churchland Lane-Maps presented by Tom Conrad. Continuation of 1992 Major subdivision. Lots being subdivided are Lots 17, 18, 19 & 20. Four separate Units exist on one big parcel. Now will subdivide. Needs Health Dept on Lot 18. Has 3 more lots to subdivide in the future-Lots 14, 15 & 16. Parr Road is over 1,200ft. which is an issue. Discussion on amount of fees-old or current fee amounts. Pl. Bd. Attorney, George Redder, is reviewing the fee situation. Public hearing was held in beginning for the whole project. Parr Road and Andy Sims Road are the 2 roads in the subdivision. Kane will review the project and inform on next step. Highway Superintendent will review roads.

#### MISCELLANEOUS:

1. Joseph Zibella-received 2 signed maps.
2. Wendy Ricks & Mark Colligan-received 2 signed maps.
3. Received ZBA May Minutes on July 11, 2008.
4. Francello read letter from Alternate Pl. Bd. Member, Dan Weeks.

Since there was no further business to discuss, a motion by Bruno, seconded by Post to adjourn the meeting at 9:15p.m.

Respectfully submitted:

Juanita M. Wilsey,  
Recording Secretary