

PLANNING BOARD
MINUTES FOR JULY 18, 2006

Four 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 at 7:40p.m. Present were William Creen, William Hayes, Tom Francello, Carole Furman and Howard Post. Absent were George Collins and James Bruno. Chris Round-Consultant and Nancy Campbell, Town Board were present.

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

PUBLIC HEARINGS:

1. Site Plan-Ken Benson-Benson Steel-Rt. 212-Maps presented by Ashley of North Engineers. Opened hearing at 7:42p.m. Build a steel addition for storage. No comments. A motion by Post, seconded by Hayes to close hearing at 7:44p.m. All in favor, none opposed, carried. There is no lot line revision now. For Gateway will be build new sign with a planter for plantings. No elevations needed due to building in the back of building and only 2 inches higher than the old one. Will build on a slab with no new paving or lighting. There is a little piece that will be in the flood plain but will comply. A motion by Post, seconded by Hayes for a Neg Dec. All in favor, none opposed, carried. A motion by Post, seconded by Hayes to grant Preliminary Plat approval, waive Final Plat and grant Final approval. All in favor, none opposed, carried. Received receipt cards, Seqr. and 2 signed maps.

2. Minor-Christopher Kent-Old Kings Highway-Maps presented by Chris Kent-Opened hearing at 7:48p.m. – 32 acres with 2 existing houses now subdivide into 4 lots. Needs curb cut update for 3 lots. Lot 4 is land locked and is separated by Thruway. No comments. A motion by Post, seconded by Furman to close hearing at 7:50.m. All in favor, none opposed, carried. A motion by Post, seconded by Furman for a Neg Dec. 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 fees paid, Co. Highway approval and owner's signature. All in favor, none opposed, carried. Received receipts and Seqr.

3. Major and a Lot line revision-Norm Risdal-Dutchtown Road-Maps presented by Norm Risdal- 3 lots – Opened hearing at 8:00p.m. Has changed ROW from one side to the other due to wetlands and added that piece to Heinlein property. Has named ROW as Bueno Viernes Lane. Lot 5B not involved with subdivision, just 5A. Has appointment with Mr. Case to delineate wetlands. Two back lots in sensitive overlay not front one, which is Ackerman's lot – put in writing. Do not need grades. Comments:

Roger Myer-has property behind this subdivision and shares ROW-concerned with the building of the ROW because he would like to subdivide in the future and would like utilities run on side of road. He has submitted a letter for the file. Creen-will look at Myer subdivision when submitted.

Stephanie Bassler-owns property where new access passes over. Submitted a letter stating that this does not comply with the previously approved subdivision of May 2005. This access is a burden on her property as it will cause excess use of ROW and would like Risdal to be held to prior access approval. Creen-will look into new information and will leave hearing open. A motion by Post, seconded by Hayes to hold public hearing open until August 15, 2006 meeting. All in favor, none opposed, carried.

5. Minor-Rhonda & Kenneth Growney-Rte. 212-Maps presented by Rhonda Growney-Opened hearing at 8:15p.m. Two existing houses on lot now splitting. Lots have separate Wells and septics. No comments. A motion by Post, seconded by Furman to close hearing at 8:17p.m. All in favor, none opposed, carried. A motion by Post, seconded by Furman for a Neg Dec. 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 Land survey seal signed, Zoning Block, Planning Board Signature Block, Owner Signature Block with signatures. All in favor, none opposed, carried. Received receipts and Seqr.

OLD BUSINESS:

1. Special Use Permit-Win One for Jesus-Rt. 32- Applicant's Engineer not ready.
2. Site Plan-John Skordilis-Rt. 32N-auto repair shop- Maps presented by Joseph Lenskold-has complied with everything. Will prepare fees. Rec'd 2 signed maps.
3. Minor-James Flaherty & Robert Skibsted / Robert Young-Meadow Lane-Maps presented by Don Brewer-2 houses on one lot now wants to subdivide. Last month stated that he was in sensitive overlay and did not have enough acreage. They resurveyed and found that it was not in sensitive overlay. Motion by Post, seconded by Hayes to schedule a public hearing for August 15, 2006. All in favor, none opposed, carried.
4. Major-The Commons-Rt. 9W-cancelled.

PRE-HEARING CONFERENCE:

1. Minor-Virginia Gordon-Mt. Airy Road-Maps presented by Virginia Gordon-5 acres to split. Existing mobile on Lot 1 for her son and will place another mobile home on new parcel for her. They have to clear up expired building permit for Lot 1 with Building Inspector's Office first. Wetlands are marked on map. Needs septic approval letter. A motion by Post, seconded by Hayes to grant sketch approval and schedule a public hearing for August 15, 2006. All in favor, none opposed, carried.
2. Lot line revision-Thomas Coons-Dave Elliott Road-Maps presented by Thomas Coons-had previously subdivided now wants to undo that subdivision. A motion by Post, seconded by Furman to waive public hearing per Section 323. All in favor, none

opposed, carried. A motion by Post, seconded by Hayes to grant Preliminary Plat approval, waive submission of Final Plat and grant Final approval. All in favor, none opposed, carried. Received 2 signed maps.

3. Site Plan Amendment-Guardian Self-Storage / R & R Partnership-Rt. 9W-Maps presented by Kathy Dewkett and Kelly of Guardian-Current building permit expires in September. Now on hold due to stormwater plan. Will remove all buildings except front one which is higher and use for office space with 21 parking spaces with road for access in back for loading purposes. Back acreage will be used for stormwater management. Working with DEC since there is no outlet from property for drainage. Discussed Gateway for parking in rear of building. Will have grading plan but not stormwater for next month. Motion by Post, seconded by Furman to grant sketch approval and schedule a public hearing for August 15, 2006. All in favor, none opposed, carried.

4. Site Plan-Guardian Self-Storage-Rte. 9W / Glasco Turnpike-Maps presented by Kathy Dewkett and Kelly-Place storage buildings here from old site on Rt. 9W. Will tie into Birches catch basin. Has existing curb cut but will get update with DOT. No Federal wetland, has lighting plan and has stormwater plan. Received July 13, 2006 letter from Town Engineer. A motion by Post, seconded by Furman to grant sketch approval and schedule a public hearing for August 15, 2006. All in favor, none opposed, carried.

5. Minor-Gerald Bornschein-Mt. Airy Road-Maps presented by Tom Conrad-Lot 1 will be 2.5 acres and Lot 2 remainder. Show building envelope. Existing 50ft. ROW. A motion by Furman, seconded by Hayes to grant sketch approval and schedule a public hearing for August 15, 2006. All in favor, none opposed, carried.

6. Lot line revision-Jacqueline O'Leary-Little Bird Road off Morse Road-Maps presented by Tom Conrad. Have 2 parcels - just changing lot line to enlarge the residential lot. NO new lots being created. ROW Agreement over 2 lots. A motion by Post, seconded by Furman to waive public hearing per Section 323. 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 Final approval. All in favor, none opposed, carried.

MISCELLANEOUS:

1. Received June 2006 Minutes from ZBA.
2. Robert Kodsi – signed maps.

Since there was no further business to discuss, a motion by Creen, seconded by Post to adjourn the meeting at 9:30p.m.

Respectfully submitted:

Juanita M. Wilsey,
Recording Secretary