



PLANNING BOARD
MINUTES FOR OCTOBER 16, 2012

No public hearings were scheduled for this meeting. Howard Post, Chairman, opened the meeting at 7:30p.m. Present were Paul Andreassen, Howard Post, William Creen, William Hayes, Dan Weeks, Carole Furman, Ken Goldberg and Michael Tiano. Bruce Leighton, Liaison, and Dan Shuster, Consultant, present. Josh Randal, CAC, present.

A motion by Furman, seconded by Goldberg to accept the September 2012 Minutes with amendments. All in favor, none opposed, carried.

PUBLIC HEARINGS:

None

OLD BUSINESS:

1. Site Plan – Michael Piazza-Plans presented by Paul Jankowitz. Discussed DOT approval letter. Submitted picture of building. One building with two different building facades due to Verizon wanting their side to match company style. The other side does not have a tenant. DOT was fine with drainage and curb cuts. Signage-needs to comply with Zoning and will submit a separate application. Shuster reviewed UICoPIBd recommendations: DOT signed off on drainage and on erosion and sediment matters and complied with sidewalk connection and landscape plan; provide future tie in for inter-cross access. Override lighting comment as there is sufficient lighting. Discussion on facade-PIBd does not like the two different styles. Jankovitz tried to make both sides look the same but Verizon did not agree. Weeks-question on reflective glass. Jankovitz-glass will be in shadow under canopy and will not have any mirrored glass. Shuster read gateway overlay conditions. Goldberg-this business would not stand out as there are many in this area. Discussed the bright color red which stands out and Furman asked if letters on building would be illuminated. Creen-does not think the lighting of each letter would comply with Zoning. Can put Conditions in Resolution. Shuster-these conditions will never get better if you do not change them. Can put signage, façade and color in Conditions. Jankovitz will submit all to Building Dept. to review. Shuster will submit Resolution. A motion by Weeks, seconded by Creen to respond to UICoPIBd recommendations as per Dan Shuster’s April 13, 2012 recommendation. All in favor, none opposed, carried. A motion by Weeks, seconded by Creen to approve site plan with considerations to meet required lighting now and in future, of façade to meet Town zoning and meet signage regulations, fees and signatures. All in favor, none opposed, carried.

2. Minor and Site Plan-Leading Edge Developers/Ready2Go Project. Plans presented by Dennis Larios. Has been in front of PIBd in August, September and now in October with a minor subdivision and site plan. Had public hearing. Discussed SWPPP, saw

visuals of building and was referred to UICoPIBd. Changes-added additional landscaping and has reserve area to widen Kings Highway in future for turning lane of 15ft. to be dedicated to County. Took the word "conceptual" off the plans. Creen-if stay with this plan fine, minor changes fine but major changes need to come back. May need another Neg Dec along with the amendment. Weeks-light industrial-what happens if building is past its lifetime or contaminated or someone trashes the place. Larios-EPA takes over, water contaminated mandated to comply funded by tenant then owner then Federal Government. Light industry-protections built in. Furman-concerned with knowing what can and what cannot go there. Shuster-the list is long, needs to go through environmental review. Andreassen-pre-approving all uses? Larios-Ready2Go Team has Town representatives. Andreassen-this is an added layer of protection. Creen-County and State invested in it. Larios-control waste here, environment would be controlled by State, etc. Discussion on UICoPIBd modifications, they are not recommendations so do not need to override them. Larios-landscaping was amended. Larios will come back with signed plans for signatures. Larios-this is first in County for Ready2Go project. Tiano-fire hydrant should be moved back if 15ft. is being used for widening Kings Highway. Andreassen-read draft Resolution-change to site plan no conceptual. Shuster will revise and submit for signing. Post-need to pay the subdivision fees before plans will be signed. A motion by Andreassen, seconded by Creen to accept Resolution as amended. All in favor, none opposed, carried. A motion by Creen, seconded by Goldberg to grant Conditional Final approval of the subdivision which is page 2 of 9 of site plan pending payment of subdivision fees and signatures. All in favor, none opposed, carried.

3. Site Plan-Waterfront Overlay-Trevor Keller-Emerick Road. Plans presented by Donald June. Review UICoPIBd recommendations. Elevations have been submitted. On the erosion plan-this is a small project, 150ft. away from a dry stream. Paul Economous, MS4 Coordinator, reviewed and said it was not a big problem and would monitor as it is less than an acre disturbance. They have waste disposal. Will put a fence up for erosion control. Andreassen-have Paul Economous oversee activity. A motion by Andreassen, seconded by Creen to override UICoPIBd on Erosion and Sediment Control Plan as MS4 Coordinator has jurisdiction and will control activity; on Visual Impacts of elevation of building and on Architectural Elevations as elevations have been submitted. All in favor, none opposed, carried. A motion by Creen, seconded by Weeks to grant approval of site plan as submitted as long as all fees have been paid. All in favor, none opposed, carried.

PRE-HEARING CONFERENCE:

1. Lot Line Revision-Gene and Karen Zambrella-Manorville Road. Plans presented by Michael Vetere III. Transfer a piece to eliminate a shared driveway. Received ZBA Variance as they could not meet frontage. Received curb cut approval. Bettering a non-conforming lot situation. A motion by Goldberg, seconded by Andreassen to declare this a Type II Action. All in favor, none opposed, carried. A motion by Andreassen, seconded by Creen to waive a public hearing per Section 323. All in favor, none opposed, carried. A motion by Andreassen, seconded by Creen to grant Preliminary

Plat approval, waive submission of Final Plat and grant Conditional Final approval pending signatures. All in favor, none opposed, carried.

2. Site Plan waterfront overly-Leo Gray-Deak Road. Plans presented by Scott Lane. Building a 28 x 32 storage garage now to store cars, mowers, etc. Will be back to PIBd with plans to build a house. Will need a building permit then. Siding will be weathered wood. There is no electric on parcel used for recreation purposes only. No RV on property. Is 50ft. from Hudson River and tucked into tree line. Not visual from River. No lighting. Building will be 12ft. high, neighbors are 50ft. away from property line and garage is 56ft. from property line. A motion by Goldberg, seconded by Furman to declare this an Unlisted Action. All in favor, none opposed, carried. A motion by Andreassen, seconded by Furman to approve Neg Dec and to grant Preliminary Plat approval, waive submission of Final Plat and grant Conditional Final approval pending signatures, payment of fees, soil and erosion control reviewed by MS4 Coordinator not disturbing over an acre and return to PIBd for house approval. All in favor, none opposed, carried. Will have a public hearing and full review for the 3 bedroom house.

MISCELLANEOUS:

1. Received Zoning Board Materials.
2. Received signed and approved maps for Thomas Murphy.

Since there was no further business to discuss, a motion by Creen, seconded by Furman to adjourn the meeting at 9:30p.m. All in favor, none opposed, carried.

Respectfully submitted,

Juanita M. Wilsey, Recording Secretary