

PLANNING BOARD  
MINUTES FOR APRIL 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. William Creen, Chairman, opened the meeting at 7:38p.m. Present were James Bruno, Tom Francello, Carole Furman, William Creen, Ken Goldberg and Howard Post. Absent: Ian Leaning. Jeremy Kane, Planner and Nancy Campbell, Town Board were present.

Goldberg suggested the word “approval” added after Health Dept. in Gray public hearing. A motion by Post, seconded by Francello to accept March 2008 Minutes with change. All in favor, none opposed, carried.

**PUBLIC HEARINGS:**

1. Site Plan-Anthony Bacchi / Lazy Swan Country Club-Old Kings Highway -Opened public hearing at 7:38p.m.-Maps presented by Roger Gjore. A 9-hole gulf course with pro-shop, restaurants, bridal suite, barbershop, etc. and 2 maintenance buildings. White buildings with black shutters. No comments. A motion by Post, seconded by Bruno to close hearing at 7:40p.m. All in favor, none opposed, carried. Goldberg-EAF has Special Use Permit checked. This project does not need a Special Use Permit - will fix EAF Form. Kane-discussed Pl. Bd. being Lead Agency, Part 1 EAF numbers have changed a little and Part 2 is fine, they obtained a building permit to build Maintenance Buildings and Town Engineer is still reviewing stormwater plan. Hold for May meeting in order to receive reviews. Needs Health Dept. on water and sewer systems, DEC permit (received a letter stating plan should receive approval). A neighbor asked if there would be enough fresh water because his Well runs dry – Bacchi and Gjore replied stating that they have not drilled a Well yet and the Hydro-geologist determined they would not disturb neighbors Wells. Received Receipt cards.

2. Minor-Joan Bilotti-George Sickles Road-Opened public hearing at 7:50p.m.-Maps presented by Joan Bilotti. Lot 1 of 11 acres will contain the existing house and Lot 2 of 22 acres will be a vacant lot. Subdividing for tax purposes. Comments: Abraham Friedman-why are you subdividing, the taxes will be the same. Bilotti-no value in the land. Creen-if non-developable land the taxes could be reduced. Furman-cannot say the land is non-developable. Henry Stout-reviewed maps. Elaine Sigwald-maps are wrong the names of property owners do not match up. Stout-what kind of reduction. Creen-have to discuss with tax assessor. Will leave public hearing open for May 20, 2008 meeting and Kane will review maps. Stout-they have access on road to back area, can they subdivide in the future-like 10 houses. Friedman and Bilotti-a lot of water on their property due to Town. Creen-have to get neighbors together and bring it up to the

Town Board. Stout-what would be the width of the ROW. Creen-50ft. wide for a large development and would have to present project to the Planning Board. Received Receipt cards. Will contact them if on May 20, 2008 agenda.

**OLD BUSINESS:**

None

**PRE-HEARING CONFERENCE:**

1. Minor-John Cimorelli-Grande View Circle-Maps presented by John Cimorelli. Sold 3 lots now wants to subdivide a 5 acre piece. Named the road – Grande View Circle. Has Engineer map with septic and water too. Will put all on one map for next meeting. A motion by Goldberg, seconded by Furman to declare this an Unlisted Action. All in favor, none opposed, carried. Goldberg wants to see the map first before public hearing. Furman explained the process to Goldberg. Goldberg understood process but just has a different opinion. Kane-will need maps submitted by May 6, 2008 for member distribution before meeting. Has submitted for Health Dept. review. A motion by Post, seconded by Bruno to grant sketch approval and schedule a public hearing for May 20, 2008 if maps are received before hand. Goldberg abstained, motion carried.

2. Major-Raymond Rothe-Kate Yeager Road-Maps presented by Michael Vetere-was a prior major subdivision during which road was determined by the Court to be a Town Road. Now subdividing Lot 2 into two 10 acre lots with Lot 3 being 100+ acres as remainder. Will extend the 50ft. ROW. A motion by Goldberg, seconded by Furman to declare this an Unlisted Action. All in favor, none opposed, carried. A motion by Post, seconded by Bruno to grant sketch approval and schedule a public hearing for May 20, 2008. All in favor, none opposed, carried.

3. Minor-Wendy Ricks & Mark Colligan-Platte Clove Terrace-Maps presented by Tom Conrad-Has 15 acres. Subdivide house with 5 acres and other parcel with 10 acres. Will locate driveway and stonewall. Will be a L-shaped lot. If developing the 10 acres will need to widen the access to 50ft. Zoning is R1-SA. Has Septic approval for Lot 1. Lot 2 does not need Health Dept. at this time. A motion by Goldberg, seconded by Furman to declare this an Unlisted Action. All in favor, none opposed, carried. A motion by Post, seconded by Bruno to grant sketch approval and schedule for a public hearing for May 20, 2008. All in favor, none opposed, carried.

4. Lot line revision-Kevin & Tammy Sheehan-Old Rte.32-Maps presented by Tom Conrad-wants to add Parcel C to Parcel B and leave residence and garage on Parcel A. A motion by Goldberg, seconded by Furman to declare this an Unlisted Action. All in favor, none opposed, carried. A motion by Post, seconded by Bruno to waive public hearing per Section 323. 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 the identity of adjoining properties and signature of owner. All in favor, none opposed, carried.

MISCELLANEOUS:

1. Received ZBA March 3, 2008 Minutes on April 11, 2008.
2. Glasco Ponds – received 2 signed maps.
3. Heidi Haynes – received 2 signed maps.
4. Marie T. Flick Trust – received 2 signed maps.

Since there was no further business to discuss, a motion by Post, seconded by Bruno to adjourn the meeting at 8:40p.m.

Respectfully submitted:

Juanita M. Wilsey,  
Recording Secretary