

PLANNING BOARD  
MINUTES FOR OCTOBER 19, 2010

Three public hearings were scheduled for this meeting. Howard Post, Chairman, opened the meeting at 7:38p.m. Present were Paul Andreassen, Howard Post, Dan Weeks, Carole Furman, William Creen, Ken Goldberg, Thomas Francello and Alt. Bill Hayes. Jeremy Kane, Town Planner and Bruce Leighton, Liaison, were present.

A motion by Francello, seconded by Furman to accept the September 2010 Minutes. Motion carried.

Post-announced there will be only FACTS presented at the public hearings.

**PUBLIC HEARINGS:**

1. Site Plan-Aristotle Moshos-York Street-Plans presented by Aristotle Moshos. Re-opened public hearing at 7:40p.m. Moshos-wanted to sell 8ft. of property to Blanco, moving fence, building permit has been corrected, accessory building problem has been corrected and is 15ft. East of West line and everything is up to Zoning Code. Wanted to trade property with Clarke last year. The estimate of community square footage is 3,000 to 4,000 not the 1,150 as Clarke stated last month. This project is 2,194sq.ft. He is not an aggressive developer as he bought the property in 1985 and would like to build his own style as long as it is approved by Zoning.

William Peetoom-stated Moshos does not have full title and would like to see deed and site plan. Post-will check into this with Moshos' Attorney. A motion by Furman, seconded by Goldberg to adjourn until next month and will contact VanBenschoten to clear up property ownership question. All in favor, none opposed, carried. Received receipt cards last month.

2. Site Plan/Special Use Permit-Hanna Kiesel / Olde Country Inn, Inc.-School House Road-Plans presented by Joseph Sangi and Jon Hoyt. Opened public hearing at 7:55p.m. Converting into a Country Inn and conference center. Comments: Audrey Klinkenberg-from Friends of Asbury, Town Historian and as a representative of the Methodist Church Cemetery she is concerned with the Cemetery privacy. She is not disapproving of project but wants good relationship between new owners. The cemetery is closed to burials and services and does not want cemetery disturbed by this project. Sangi-this would be for spiritual conferences for guests about 10 to 20 people at a time and they will not disturb cemetery. A motion by Creen, seconded by Francello to close

hearing at 8:00p.m. All in favor, none opposed, carried. Discussion: Owners are Kiesel and Sangi will manage Inn and live there for a year. The accessory building and house will be combined into one building with 4 rooms up and 4 rooms down. J.Kane-discussed Ul.Co.Pl.Bd. Recommendations-need Health Dept. approval and register with Co. Financing Dept. On site plan show lighting and fence detail. A motion by Creen, seconded by Furman to accept Ul.Co.Pl.Bd. recommendations. All in favor, none opposed, carried. A motion by Goldberg, seconded by Creen to classify as an Unlisted Action. Cemetery has its own access. Klinkenberg-State Law-Town has to take over a cemetery if abandoned unless all remains are removed before abandoned. A motion by Goldberg, seconded by Creen for a Neg Dec. All in favor, none opposed, carried. A motion by Paul Andreassen, seconded by Goldberg to grant Preliminary Plat approval, waive submission of Final Plat and grant Conditional Final approval pending Health Dept. approval in writing, fees paid and signed plans. All in favor, none opposed, carried. Sangi-kitchen needs to be inspected but does not need grease trap. Received Seqr. Needs to bring in receipt cards.

3. Major subdivision-Raymond and Selina Rothe-Quackenbush Road-Rescheduled hearing but was cancelled.

J.Kane- -working with neighbor, Goode, who was not notified of prior public hearing. Corners were marked. Now issue brought up on where road ends.

#### OLD BUSINESS:

None

#### PRE-HEARING CONFERENCE:

1. Site Plan-Dominican Convent of Our Lady of the Rosary / Scenic Hudson Land Trust, Inc.-Plans presented by Kate Kane and Rita Shaheen. Scenic Hudson working with Conservancy with a 5 year term to construct trails for the public. There are 2 places where public cannot go which are to the Sisters buildings. The Sisters donated land to improve and maintain about one (1) mile worth of hiking trails. Public access will be from York Street and Dominican Lane with a gravel parking lot for 8 cars and 1 handicap space. Phase 1 will be the parking lot, fencing, brochures, entry gate and benches. Sisters will access with a key to side gate off the public access. Discussed activities-very steep to river so no boat launch, no horseback riding or mountain bikes or snowmobiles or ATVs. There will be a landing space on River so can explore from River. The large lot is leased for haying and there will be rules and signs to stay on trails. Weeks-concerned with night parking, close to neighboring houses, limited parking would help control problems. Sisters' buildings are not visible due to trees and distance. K. Kane-hours are dawn to dusk.

K.Kane-On Sept. 29 had workshop. On Oct. 5 had a public meeting for 2 hours and had a good turnout-they sent out 240 letters. Creen-will there be a port-a-potty. K.Kane-no. K.Kane-the Sisters and Conservancy will maintain and monitor - quiet and calming trails but rough trails. Discussion on public hearing: Creen-not a subdivision or site plan came to Pl.Bd. for overlay. Goldberg-should have a public hearing and notify neighbors. A motion by Goldberg, seconded by Weeks to schedule a public hearing for November 16, 2010. Creen and Andreassen voted against. Motion carried. Creen-will have to mail

over 100 letters. J.Kane-Law does not specify notification. Pl.Bd. will publish in Town paper as usual. Applicant can notify by Channel 23 and article in local papers. A motion by Weeks, seconded by Francello to advertise public hearing in 3 local papers that serves and impacts the wider public. Andreassen-voted against. Motion carried. More discussion: K.Kane-there are 2 waterfalls. Will have seating area, benches, overhangs of cedar construction for public and for school children. Andreassen-if this does not work the 5 year term can expire. On Nov. 6 there will be a volunteer day to help build trails from 10:00-2:00. A motion by Goldberg, seconded by Andreassen to declare as an Unlisted Action. All in favor, none opposed, carried.

#### MISCELLANEOUS:

1. J.Kane-notified Pl.Bd. members that the weight lifting gym project has been withdrawn.
2. Ken Goldberg-discussion on Moshos project-he has done some research on surrounding properties reference style, height, square footage, Guide lines, Comprehensive Plan, etc.
3. PSH Development/EmUrgentCare – received 2 signed maps.
4. Received ZBA Minutes.

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

Respectfully submitted:

Juanita M. Wilsey, Recording Secretary