



## PLANNING BOARD MINUTES FOR FEBRUARY 18, 2014

One public hearing was scheduled for this meeting and the public was invited to come forward to examine maps and ask questions. Howard Post, Chairman, opened the meeting at 7:33p.m. Present were Howard Post, Paul Andreassen, Dan Weeks, William Hayes, Michael Tiano, William Creen and Carole Furman. Absent: Kenneth Goldberg. James Bruno, Liaison, and MaryAnne Wrolsen, CAC, was present. Dan Shuster, Consultant, was present.

A motion by Furman, seconded by Tiano to accept the January 21, 2014 Minutes. All in favor, none opposed, carried.

### PUBLIC HEARINGS:

1. Major-Bergen/Conathan-Lotus Lane. Plans presented by Debi Conathan. Opened public hearing at 7:34p.m. Presenting same plans. Will submit revised plans with minor corrections by May 2014. No comments. Will leave hearing open until Applicant attends another meeting. Post-discussed ROW with Centerville Fire Chief and the fire department will prepare an approval letter. Shuster-this is a conservation subdivision so need all papers, road maintenance, by-laws, corporation, etc. Conathan-all are in the hands of their Attorney and will be ready for May 2014 meeting. The SWPPP was approved and Health Dept. approval is pending PIBd approval. Shuster-request a letter from Highway stating culvert is Town responsibility. A motion by Creen, seconded by Andreassen to leave hearing open until at least May 2014 meeting when plans will be updated. Motion carried. Furman recused.

### OLD BUSINESS:

1. OneLove Fest/Jeremy Schaller/Winston Farms. No representation needed. PIBd will forward to the TBd the same Recommendations as the Music Festival. This should not need to come back to PIBd as TBd will handle the site plan. Handed the Recommendations to James Bruno at this meeting to deliver to TBd for their meeting on the 20<sup>th</sup> of February 2014.

2. Site Plan review-Verizon Building-Rt. 212. Represented by Paul Jankovitz, Engineer. Discussion on signage review for second tenant – a Quick Stop – as part of the original Resolution. Wants a monument sign. There are 2 blank spaces. Discussed sign placement-6ft. set back by legal entrance in grass area. Take other pre-standing sign down. Shuster-needs letter from DOT. Weeks-DOT reviews the signage on post. Sign is back lite on building. Post-does not like the green color of Quick Stop. Jankovitz-red lettering better. Shuster-submit both sides and center-Verizon, Quick Stop and the middle store when available. Creen-would like the building to look like all one building. Sign should be a color that blends in with whole building. Jankovitz-agrees with

Verizon for free stand. Creen, Post and Shuster-yes and no green on that sign either. Will re-submit revised plans to Building Dept. for approval.

#### PRE-HEARING CONFERENCE:

1. Site Plan-John Livermore/Stone Pony-Kings Highway-Plans presented by John Livermore. Construct a 36 x 72ft. pavilion next to Stone Pony Deli. Goal would be to hold fundraisers and outdoor catering. Has been in business there 13 years and wants to stay and grow does not want to expand to other places. North side is a field with a lot of open space just sitting there so wants to develop without going into big industry. In the future add a 22 x 36 kitchen, restrooms and storage within the 36 x 72 footprint. Have water and sewer and a fire hydrant. Removed old shed, etc. and improving property. There is an existing horseshoe pit and all grass except for area for pavilion. Plenty parking. All neighbors approve and Gym Star uses area for extra parking when they have an event. Weeks-in gateway overlay. Livermore-watershed overlay but he is using public water and sewer. Hours of operation now 7:00am to 8pm weeks days and 11:00am-7:00pm Saturday and closed Sunday. Open 7 or 8 months a year. Shuster-show layout of future parking area. This is being professionally built. Post and beam but not floor yet just the roof. Weeks-any screening for Kings Highway and neighbors. Livermore-there are shrubs on N side and maybe hurricane curtains. There are trees, telephone poles and planting some spruce trees. Andreassen-there are picnic tables there already. Livermore-figured Kings Highway is being developed with gun range and everyone looking for a place to eat. Andreassen-any lighting. Livermore-there are security cameras and lighting there now and will add more lighting when kitchen and floors are built. Shuster-show all now and then will be all finished. Needs a survey signature before PIBd acts. Refer to UICoPIBd. No public hearing is needed. A motion by Creen, seconded by Furman to forward to UICoPIBd for recommendations.

2. Site Plan-Leading Edge/Ready 2 Go Project-Kings Highway-Plans presented by Ed Cooper. While in limbo Cooper wants to sell landscaping supplies such as mulch, stone, etc. in bins made of concrete. All movable. Andreassen-curb cut approval yet. Cooper-will use the gravel drive in back and extend the T-section. Creen-already approved through Ready 2 Go. Post-need revised site plan for file. Weeks-there is a commercial sign on parcel will this temporary use distract from future use. Cooper-no the field is open and clear and the bins are just a small portion. Shuster-needs site plan review, have dual use and use until they get an applicant. Submit an overlay of both projects to show not disturbing the area approved for the Ready 2 Go Project. Weeks-question about storing big equipment. Cooper-there are about 15 on the parcel now and will see them at times but will not store them around the bins. Shuster-since UICoPIBd was involved before should forward to them to review the interim use. Cooper-will e-mail a letter to include in CoPIBd referral. A motion by Andreassen, seconded by Creen to forward to UICoPIBd. All in favor, none opposed, carried.

3. Site Plan-Giuseppe Sireci-Rt. 212-Plans presented by Jeff Hogan. Has  $\frac{3}{4}$  acres on North side of Rt.212. On parcel there are 2 single family 2 bedroom homes and a 2 family home with 4 bedrooms a total of 8 bedrooms in 3 buildings. In 2007 bought area with a car port and now it is a 1 bedroom dwelling. Total of 9 bedrooms on this parcel.

Want to comply with Zoning Code. Last parcel in GB district. Has adequate parking and sewage system and has public water. No new construction-30,000sq.ft. of pre-existing use in 2007 but he changed additional unit and now exceeds use. Weeks-septic needs to be approved. Shuster-do they have CO. Hogan-no CO that is why he is here. Building Dept. involved with septic approval. Hogan-needs site plan approval. Post-update and approve site plan as built. Creen-Building Dept. because non-conforming use. Post-what is number of parking spaces. Hogan-5 spaces. Weeks-needs Co. Health approval. Post-poor area but pre-existing and will need to prove to Building Dept. that septic works. Furman-if here before PIBd would ask for a dumpster and all usuals. Andreassen-go to Building Dept. and prove septic use and additional parking. Weeks-setback in front. Hogan-yes. Creen-building was on site but made it into a livable building. Make a motion that applicant address Building Dept. for septic and parking. Furman-there are 2 curb cuts make one for safety issues. Creen-if rental units should have Building Dept. do fire inspections. Post-conforming use. A motion by Creen, seconded by Andreassen to send back to Building Dept. with a letter stating recommends added bedroom to conform with building code and have sufficient parking.

4. Site Plan-Robert Wilson-Chimney Road. Plans presented by Jeff Hogan. Has a number of parcels-a cottage on 3.1 acres and vacant parcel of 2.2 acres and an existing house on ½ acre parcel. Here because in waterfront overlay on Hudson River. Plans to move cottage to vacant parcel. Build a single family house and garage in place of cottage. Has elevations. Creen-here for waterfront. Shuster-question on vegetation clearing, lighting and disturbance. Hogan-disturbing .8 acres-no SWPPP needed but will protect down hill. Andreassen-silt fencing. Hogan-not removing the boulder wall and removing 5 to 6 trees on upper part. NOTE: full shielded 100W for lighting that reflect back to house. Post-non reflective glass on front. Shuster-submit pictures for file. A motion by Furman, seconded by Andreassen to declare as an Unlisted Action. All in favor, none opposed, carried. A motion by Furman, seconded by Andreassen for a Neg Dec. All in favor, none opposed, carried. A motion by Andreassen, seconded by Creen to approve site plan with Conditions of non reflective glass on front, shielded lighting of 100W and silt fencing. All in favor, none opposed, carried.

5. Lot line revision-David Hanzl/Heidi and Michael Ferraro-Rt. 212. Plans prepared by Thomas Conrad. Parcel A to Parcel B from Hanzl to Ferraro house. Shuster-vacant parcel is Ferraro. A motion by Creen, seconded by Andreassen to waive public hearing. All in favor, none opposed, carried. The skinny piece was left out of deed and is just between them does not affect lot line revision. Call the skinny piece as some other parcel. A motion by Andreassen, seconded by Hayes to declare as a Type II Action. All in favor, none opposed, carried. A motion by Andreassen, seconded by Furman to approve the lot line revision pending signatures and fees paid. All in favor, none opposed, carried.

MISCELLANEOUS:

1. Received Zoning Board Materials.

Since there was no further business to discuss, a motion by Creen, seconded by Andreassen to adjourn the meeting at 9:00p.m. All in favor, none opposed, carried.

Respectfully submitted,

Juanita M. Wilsey,  
Recording Secretary