



PLANNING BOARD MINUTES  
FOR FEBRUARY 19, 2013

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, William Hayes, Dan Weeks, Carole Furman, Ken Goldberg, Paul Andreassen and Michael Tiano. Absent was William Creen. Bruce Leighton, Liaison, absent. Dan Shuster, Consultant, present. Josh Randal, CAC, absent.

A motion by Goldberg, seconded by Furman to accept the January 15, 2013 Minutes. Motion carried. Andreassen abstained.

PUBLIC HEARINGS:

1. Site Plan and Special Use Permit - Michael Persico / John Hommel – Rt. 32N-  
Opened public hearing at 7:35p.m. Plans presented by John Hommel. Plan to stock pile construction material and park construction vehicles toward the back. There are concrete retainers for piles and no changes will be done to building. Will screen the stock piles. Comments: Edward Yee, borders parcel-trees were all removed on S side so he has no privacy. Hommel-that was done by previous owner, we are leasing but would like to buy. Joe Hommel-trees were cut for subdivision project. Yee-concerned with wetlands and oil, gas, etc. leaking from vehicles. Hommel-only parking a few vehicles and no maintenance will take place on site. Have a shop off site. Yee-concerned with security, putting up a fence or lighting as kids have broken into the building recently. Hommel-they will be around the place more and kids will see that it is being used. Andreassen-now it is more of a problem being vacant will be cleaned up and people around. Trees were cleaned out from building of back probably because there are 4 septic tanks along that line now. Yee's property is on the edge of the ROW. A motion by Furman, seconded by Andreassen to close hearing at 7:45p.m. All in favor, none opposed, carried. Furman-can a buffer be created for the neighbor that is being affected. Hommel-they are not changing anything in the back area. Joe Hommel-can plant some trees to help where they were taken down. Furman-Need Health Dept. approval. Joe Hommel-will get the electric up and working and will show where septic and wells are located on the plans. Shuster-parcel is in Gateway Overlay so there are specific standards-can ask for a buffer or screening. Will need screening from middle of building to parking lot. Review UICoPIBd Recommendations – Well and septic a Condition. No maintenance of vehicles on property put a NOTE on plans stating the same. Split access exists and will need DOT approval on curb cut. Signage will be approved through Building Department. Landscaping is needed from N and S and in front of building or around the sign. Stone walls-not historical walls and will remove, clean up and plant shrubbery in that area. Lighting-needs a plan to submit for pole lights which are there now but needs to show kind of fixture. They are adding one pole light. Received receipt cards.

OLD BUSINESS:

None

PRE-HEARING CONFERENCE:

1. Minor-Daniel Heppner-Rt.9W. Plans presented by Thomas Conrad. Lot has existing brick building and a garage with room over. Plans to add garage to Lot 2 and brick building to Lot 1. Each has own septic and water with one access to both. Shuster-Lot 2 is an Open Development space parcel-no legal access. Can add a center line down access making two drives. Conrad-put clause in Deed that access is over existing drive. Schedule a public hearing pursuant to submission of a plan presenting an easement to back lot. Both parcels have CofO from Building Dept. with separate power, septic, Wells, etc. Show on plans what is on Lot 2. A motion by Goldberg, seconded by Andreassen to declare as an Unlisted Action. All in favor, none opposed, carried. A motion by Goldberg, seconded by Andreassen to grant a Neg Dec. All in favor, none opposed, carried. A motion by Andreassen, seconded by Furman to schedule a public hearing for March 19, 2013. All in favor, none opposed, carried.

2. Lot Line Revision-Rex and Kathleen Kiniry-Spaulding Lane. Plans presented by Thomas Conrad. Kiniry conveying piece to Carpenter (Parcel B). Carpenter Drive is a narrow paved driveway of 25ft. wide with 5 or 6 houses now and with probable plans to develop 4 or 5 more on other side of road. Concerned with long narrow road with this parcel and 2 adjoining parcels. Shuster - Planning ahead for future development of all these parcels would be important to have a connecting road (road reservation for future connecting). Conrad-this is just a lot line revision if and when Parcel B comes back for a subdivision then can request. Shuster-can put a NOTE on plans that a future road reservation to be determined upon future subdivision. This NOTE would apply to both owners. Conrad will draw up and Shuster will review. Question on whether property line runs by pump station and through the valley. Conrad-no- the line is higher on Kiniry side. A motion by Goldberg, seconded by Andreassen to declare a Type II Action. All in favor, none opposed, carried. No Neg Dec needed. A motion by Andreassen, seconded by Furman to grant Preliminary Plat approval, waive submission of Final Plat and grant Conditional Final approval pending NOTE on final plans for road reservation for future subdivision and all fees paid. All in favor, none opposed, carried. Conrad-just providing an area for future subdivision and needs to come back to PIBd to approve location; if owner wants to reserve this is not mandatory.

3. Minor-Thomas Sperl-MaryAnn Ave. and Van Buskirk Road. Plans presented by Thomas Conrad. Subdividing the 50 acre Lot left over from Glacier Park. Parcel 1 has 21 acres and Parcel 2 has 31 acres. Access for Parcel 2 is over the bridge and also off Burnett Road. Access is staying with Parcel 2. On the far corner on left of plans the property line does not touch Burnett Road. In flood plain, edge of stream is hatched and showed building area. Parcel 2 is what it is. Water control is part of Parcel 1. Plattekill Creek runs underground even if bed looks dry. Shuster-needs provision to maintain drainage pond. Conrad-the only maintenance would be if trees grew up. Shuster-will talk to Town Attorney. Post-maintenance would travel with land. Zone A

and Zone X flood zones from FEMA maps are marked on plans. No septic approval yet. A motion by Goldberg, seconded by Andreassen to declare as an Unlisted Action. All in favor, none opposed, carried. A motion by Goldberg, seconded by Andreassen to grant a Neg Dec. All in favor, none opposed, carried. A motion by Andreassen, seconded by Furman to schedule a public hearing for March 19, 2013. All in favor, none opposed, carried.

MISCELLANEOUS:

1. Doug Myers/DelSol-This lot line revision was approved in November 2012 but was not filed. A motion by Goldberg, seconded by Weeks to update the plans and re-sign. All in favor, none opposed, carried.
2. Discussion to adopt Healthy Streets Resolution from David Gilmour. Melinda Herzog representing David Gilmour. Fighting Obesity through policy change, environment change and Healthy Streets. Healthy Streets for bikes, public, walking, bus stops-shared transportation. Not to happen over-night but to head in the right direction for the future. Can get Grant money. Needs to be sent to Comprehensive Planning. They have met with Village Mayor and Town Supervisor. Goldberg-it is not mentioned in the new Comprehensive Plan which is being updated now. Weeks-PIBd can ask for sidewalks but sidewalks are not in policy. Shuster-tough to mandate as some places would be difficult. Herzog-Ellenville has approved this last Fall and writing for a Grant and are now adding cross walks and signage to start. Andreassen-Towns are struggling. Herzog-a step in the right direction, no money behind this but has leverage in right direction to a Policy. Post-can sign Resolution and forward to Town Board. Shuster-reviewed and shows benefits and cannot see a down side. A motion by Post, seconded by Furman to sign the Resolution and forward to the Town Board, Comprehensive Planning and to ZBA. All in favor, none opposed, carried. Will file Resolution with Town Clerk and distribute.
3. Received Zoning Board Materials.

Since there was no further business to discuss, a motion by Post, seconded by Goldberg to adjourn the meeting at 9:20p.m. All in favor, none opposed, carried.

Respectfully submitted,

Juanita M. Wilsey,  
Recording Secretary