

PLANNING BOARD
MINUTES FOR JULY 19, 2011

Three public hearings were scheduled for this meeting. Howard Post, Chairman, opened the meeting at 7:32p.m. Present were Paul Andreassen, Howard Post, William Creen, Dan Weeks, Ken Goldberg, Mike Tiano, William Hayes and Carole Furman. Bruce Leighton, Liaison, present. Dan Shuster, Consultant, present. Josh Randall, CAC, absent.

A motion by Goldberg, seconded by Creen to accept the June 2011 Minutes. All in favor, none opposed, carried.

PUBLIC HEARINGS:

1. Minor-Wayne Drefin-Highwoods Road-Plan presented by Michael Vetere. Opened public hearing at 7:42p.m. A 14 acre parcel subdivided into a 2 acre lot with access off of Highwoods Road and a remainder 12 acre lot. Comments: Mike Soloman reviewed map. A motion by Furman, seconded by Goldberg to close hearing at 7:45p.m. All in favor, none opposed, carried. A motion by Creen, seconded by Goldberg to grant Preliminary Plat approval, waive submission of Final Plat and grant Final approval. All in favor, none opposed, carried. Received Receipt cards and 2 signed maps.

2. Minor-Bette Sank-Dutchtown Road-Plan presented by Michael Vetere. Opened public hearing at 7:47p.m. Subdividing 22 acres into a 4.9 lot and a 17.4 lot with access off Dutchtown Road. No comments. A motion by Furman, seconded by Goldberg to close hearing at 7:50p.m. All in favor, none opposed, carried. A motion by Goldberg, seconded by Furman to grant Preliminary Plat approval, waive submission of Final Plat and grant Final approval. All in favor, none opposed, carried. Received receipt cards and 2 signed maps.

3. Lot line revision-Minor-Fred and Marie Costello-Market St., Glasco. Plans presented by Chris Costello. Opened public hearing at 7:52p.m. Creating 2 lots-Lot 3 and 4 and a lot line revision to Lot 2. Comments: John and Al Bruno-concerned with his water line, easement was moved when Town put in bigger pipe and wants to make sure his water does not change. Also where is house being built and he is not against plan. Costello-probably building house where old house was. Vetere-showed water easement of record and this should be addressed if different. Have Town Attorney review matter.

Lorraine Samon-reviewed- owns adjacent lot. Georgia Cimarelli-reviewed. A motion by Furman, seconded by Andreassen to close hearing at 8:00p.m. All in favor, none opposed, carried. Will refer Water Easement to Town Attorney. On hold until water easement is settled. Received Receipt cards.

OLD BUSINESS:

1. Major-Eva Kuriplach-Harry Wells Road-Plans presented by Michael Vetere. Received Conditional Final in July of 2007. This is a 3 lot subdivision. Received a curb cut off Harry Wells Road for Lots 2 and 3. Lot 1 has access off Buffalo Road. Discussion on two different maps with lot size changes and curb cut change. Will have another public hearing since four years have expired. A motion by Goldberg, seconded by Furman to schedule a public hearing in August 2011. Creen opposed. Motion carried. Need letter stating soil will approve septic system.
2. Major-Michael Spada-Rt. 32S-Represented by Michael Vetere- ZBA approved variance to use a 15ft. wide ROW to back lots rather than direct frontage as required under Sec. 280a of NYS Town Law. Has signed easement letter. Put easement Liber and Page No. on maps. Need copy of signed easement letter and Road Maintenance Agreement. A motion by Goldberg, seconded by Creen to declare this an Unlisted Action. All in favor, none opposed, carried. A motion by Goldberg, seconded by Creen for a Neg Dec. All in favor, none opposed, carried. A motion by Weeks, seconded by Goldberg to schedule a public hearing for August 16, 2011. All in favor, none opposed, carried.
3. Site Plan for single family house in Waterfront Overlay District-Rico and Susan Miller Viray-Carlen Lane off Greymouse Rd. off Rt. 32S. Plans presented by Fauzia Khanani. Building a single family home on cliff overlooking the Hudson River. Reviewed all particulars. Weeks read Draft Resolution prepared by Dan Shuster. A motion by Creen, seconded by Furman to approve the Resolution. All in favor, none opposed, carried. On July 20, 2011, Resolution and plans were signed and received signed copies.
4. Site Plan-Crowne Management Group / Reagen-Plans presented by Richard Praetorius. Received Conditional Final in April 2007 for 40 townhouse units of 3 bedrooms-5 attached buildings and 1 single house. Now 40 apartments of 26 three bedroom and 14 two bedroom-20 duplex buildings and single family house removed. Apartments to rent. Solar, green energy and has shifted to North by 40ft. Have added by Resso property and across other property line except in sewer easement and playground is centralized now. Will be a private road built to Town Specs but not dedicated to Town. Stormwater conservation easement will be dedicated to Town. There have been piping changes but no changes in 2007 Pollution Plan. Paving has reduced slightly. No changes in parking spaces but has reduced number of units. A motion by Post, seconded by Creen to schedule a public hearing for August 16, 2011. All in favor, none opposed, carried.

PRE-HEARING CONFERENCE:

1. Site Plan-CT Pest Control, LLC / Craig Thomas. Plans presented by Craig Thomas, owner of LLC. Building is vacant and would like to buy and use as storage and would like to know if feasible before he goes through the expense. Business is pest control plus home improvement and removal of wild life and will store containers and working supplies. Biggest container would be 2.5 gallons. Is DEC regulated. Not for wholesale. The Town Attorney has determined that the use is permitted in the Aquifer Protection District since the use is not engaged in the wholesale distribution of pesticides or herbicides. This building is close to Thruway, is fenced to park vehicles and has a loading dock. Will fix up cosmetically. Will need to submit a site plan to scale including signage and parking. Maintain a list of chemicals for inspections just in case of emergency. He does not use "danger" labels on products just "warning" labels. Site plan does not need detailed engineering since it is reuse of an existing building and site with little or no physical change. Discussed aquifer. In future, would like to have an office and employees to answer phones. When aquifer study was done in 2005 there was no public water or sewer on Kings Highway and now there is. Pl.Bd. agrees with Town Attorney letter and told Applicant to move forward with site plan process.

MISCELLANEOUS:

1. Dan Shuster – Open Space Development-Discussed procedure to avoid delay in approval process. Have Town Board do all properties at one time. A motion by Creen, seconded by Furman to recommend to the Town Board to approve Resolution for MDR and LDR Zoning Districts to be designated as Open Space Development Areas as provided under Section 280a of NYS Town Law. Weeks opposed. Motion carried.
2. Donald Lezette-Received 2 signed maps.
3. William Muellner – Received 2 signed maps.
4. Thomas Canova – Received 2 signed maps.

Since there was no further business to discuss, a motion by Creen, seconded by Post to adjourn the meeting at 9:45p.m. All in favor, none opposed, carried.

Respectfully submitted,

Juanita M. Wilsey, Recording Secretary