



PLANNING BOARD MINUTES FOR MARCH 18, 2014

No public hearings were scheduled for this meeting. Howard Post, Chairman, opened the meeting at 7:33p.m. Present were Howard Post, Paul Andreassen, Dan Weeks, William Hayes, Michael Tiano and Kenneth Goldberg. Absent: William Creen and Carol Furman. James Bruno, Liaison, and MaryAnne Wolsen, CAC, was present. Dan Shuster, Consultant, was present.

A motion by Weeks, seconded by Tiano to accept the February 18, 2014 Minutes. Motion carried. Goldberg abstained.

PUBLIC HEARINGS:

None

OLD BUSINESS:

1. Site Plan-John Livermore/Stone Pony-Kings Highway. Plans presented by John Livermore. Reviewed revised plans-parking, lighting and decrease the size of pavilion to 34X72sq.ft. to comply with Zoning. Discussion on storm drainage. Not paving leaving as is with gravel and grass but adding pine trees and shrubs along the front of pavillion. There is an easement for storm drains in front and does not want to disturb and wants to keep separate. Weeks-just approving pavilion now but shows future plans which do not get approval now. Livermore-kitchen and bathrooms in future. Shuster-yes part of plan. Livermore-was told to show plans for long term so did not have to come back. Goldberg-and if it changes then has to come back. Livermore-in a few years if all goes well might pave. Post-paving would create a drainage problem. Andreassen-all clay soil and you will have handicapped spots. Livermore-yes that is important. Tiano-need screening by neighbors house and will you have bands. Livermore-there are trees there now can move pavilion and haven't thought of bands or DJs but would surely have and will screen. Weeks-Town sewer and water. Livermore-yes need separate building permits for kitchen and baths. Shuster-pavilion needs to stay where it is located on the site plan. Livermore-keep it even with the Stone Pony and it is behind the neighbors house. Weeks-is music and drinking allowed. Livermore-has liquor license for retail but not for premises yet until restrooms are built. Weeks-looking up Zoning Code when all complete with eating and drinking needs to fit him in Zoning. Livermore-will comply with noise weddings might be over by 9:00 – 10:00. Andreassen-if you had restrooms would have premises liquor license and would not be addressing now so not a change of use. Goldberg-if had and has opportunity to get license then that is potential use. Post-correct it is not a big problem. Will research, talk with Town Attorney and provide UICoPIBd comments at April meeting.

2. Site Plan-Leading Edge-Kings Highway. No representation. Did not receive UICoPIBd comments. Will have them by April Meeting.

PRE-HEARING CONFERENCE:

1. Site Plan-Randy Richers-Rt. 32N. Plans presented by Chris DiChiaro. This property has an abandoned house and foundation ruins with gravel parking. Would like to construct a 15,600sq.ft. building with parking, in gateway, has on site septic and water and a separate storage building. Will submit a more detailed drainage plan. Needs Health Dept. and DOT curb cut approvals. Shuster-pretty nice plan and layout, parking is organized and landscaping. DiChiaro-will handle drainage on site. Shuster-what about the billboard. Richers-called the company but no call back yet. Will relocate or remove. Andreassen-there is about a 10ft. drop and will you pave. DeChiaro-yes will pave and yes there is a 10ft. drop. Will have a total gravity sewage system. Needs to be forwarded to UICoPIBd when complete. Tiano-forward to fire company also. DiChiaro-the storage building will be for the tenants use. The commercial building will have 6 tenants-a 35 seat restaurant, coffee bar, then rest for offices. No sprinkler system needed just fire walls. No motion until site plan is complete.

2. Minor-Mary Spinac/Horsebreed Realty Inc.-Shear Road. Plans submitted by Thomas Conrad. Post-recused and Goldberg continued meeting. Subdividing 5 acres out of 30 acres. Son will build a house. Driveway will be at crest of hill. Septic in back of house and Well in front. Not ready to build yet – might have to reconfigure lot but will still be 5 acres. Will submit Seqr. form for April meeting. Needs curb cut approval. Does not have Health Dept. approval as is wrong time of year and there is 5 acres.

3.Lot Line Revision-Mark Tiano and Samantha Higgins-Old Stage Road. Plans presented by Michael Vetere III. Has 2 parcels deleting 1 property line to combine lots into one lot. Were 4 acres each. Combining to reduce taxes. Vetere-sensitive overlay but have enough acreage. Access is off a 50ft. ROW from Catskill Animal Sanctuary. A motion by Goldberg, seconded by Andreassen to declare as a Type II Action. All in favor, none opposed, carried. A motion by Andreassen, seconded by Tiano to approve this deletion of lot line pending fees paid and signed plans. All in favor, none opposed, carried.

MISCELLANEOUS:

1. Zoning Changes-Andreassen discussed the Kings Highway corridor that now has sewer and water and should allow for different businesses. Have PIBd members give suggestions for Zoning amendments and form a letter to Shuster and Town Board. Shuster-Town spent a lot of money to make sure business support to this industrial district use. Be careful not another retail strip but allow some. Weeks-our obligation to people who live along there. Andreassen-everyone on this Board should come up with ideas to present to Town Board. Post-make Zoning clearer for PIBd.

2. Part 2 of new EAF's-Goldberg discussed that PIBd review each item at meeting and sign.

3. Received Zoning Board Materials.

Since there was no further business to discuss, a motion by Tiano, seconded by Goldberg to adjourn the meeting at 8:40p.m. All in favor, none opposed, carried.

Respectfully submitted,

Juanita M. Wilsey,
Recording Secretary