



PLANNING BOARD MINUTES  
FOR JUNE 21, 2016

Pledge of Allegiance.

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 7:32p.m. Present were Howard Post, Kenneth Goldberg, William Creen, Paul Andreassen, Carole Furman, Michael Tiano, Len Bouren and Daniel Ellsworth. James Bruno, Liaison, was present. MaryAnne Wrolsen, CAC, was present. Dan Shuster, Consultant, was present.

A motion by Goldberg, seconded by Creen to accept the May 2016 Minutes. Carole Furman and Michael Tiano abstained. Motion carried.

**PUBLIC HEARINGS:**

1. Lot Line Revision and Major-Joe Mayone-Market and Hudson Streets, Glasco. Plans presented by Michael Vetere, Jr. Public hearing opened at 7:34pm. Three lot subdivision with a lot line revision. Two Lots have frontage on Market Street and one has frontage on Hudson Street. All have Town water and sewer. Comments: William Shutter-public hearing letter did not state what was happening, did not know about the Quit Claim Deed from Town to Mayone as he uses that ROW and his Deed says his property borders along Hudson Street. Vetere-is access to old mushroom plant and Bruno's maintain more then you do and you can get a Quit Claim Deed for yourself along your 200ft. bordering the ROW. Shutter-thought owns to middle of road. Vetere-not obliged. Bruno-can petition the Town when paper mill was abandoned. Shutter-not right and suppose to advertise before sell it. Vetere-Town not own, Quit Claimed it and you can do it also and not hurt anyone. Shutter-wants an extension because wants to discuss with his attorney and did not have time as just heard of hearing a few days ago and also said it was just a lot line revision. Vetere-not extinguishing your use, it is a ROW for all. Bruno-all can use just Quit Claimed because not usable. Shutter-is there a Road Maintenance Agreement. Vetere-no. Vetere-you only own 75ft. next to Mayone and the other 200ft. is your property. Shuster-need to show physical and legal access. Vetere-Town does not own, no Maintenance Agreement and are owners of mushroom plant. Discussion on Shutter storing his boat and trailers on that piece. Shuster-your argument is with the Town not the PIBd. Vetere-has existing rights due to used for mushroom plant. A motion by Furman, seconded by Creen to close the hearing at 8:00pm. All in favor, none opposed, carried. Shuster-ability to get physical access at Hudson Street so can give approval with Condition that Building Code Enforcer evaluate drive for safety to building lot. Bruno-in future when ready to plan a house. Shuster-then put NOTE on plans-not a separate building lot until road condition is satisfied. Goldberg-have 2 items

to take care of, a lot line revision and a 3 lot major subdivision. The Lot Line Revision--  
- A motion by Goldberg, seconded by Andreassen to declare as a Type II Action. All in favor, none opposed, carried. A motion by Goldberg, seconded by Furman to approve lot line revision and major subdivision with all usuals and NOTE on plans stating Lot 3 is not a buildable lot until determined adequate access. All in favor, none opposed, carried.

#### OLD BUSINESS:

1. Minor-Joan Bilotti-George Sickles Road. Plans presented by Thomas Conrad. Received Conditional Final in 2007 and never filed. Now reconfigure Lots to use George Sickles Road. Creen-a plus to get accurate. Post- in 2007 shows you needed a road profile. Conrad-may not set up that way now. Post-file new application with fees and all usuals.

#### PRE-HEARING CONFERENCE:

1. Site Plan-1133 Kings Highway,LLC/Salvatore Mancuso-Kings Highway. Plans presented by Daniel McCarthy. Has a storage warehouse and wants to know what he can do in the Industrial Zone. Right now would like to have storage units inside building and have the renters sell their items that are being stored. Discussed drainage and parking spaces. Creen-like auctions or retail, would need to know for site plan completion. Would need to separate out for fire protection. McCarthy-is Industrial Zoned so do inside and also outside for boats, trailers, etc. Creen-he has to specify. McCarthy-he is trying to use area and make some money. Discussion on fencing. Creen-can change his mind; then can change site plan. Andreassen-get with client and Building Inspector and decide; then can come to PIBd. McCarthy-where to start. Shuster-need a description of use before PIBd can give approval. Creen-go by Zoning Code to see if it fits in, he needs to decide. Shuster-usage of open space outside needs approval. Somethings need 15 parking spaces and others need more. Then there is lighting or no lighting, etc. Goldberg-go thru Industrial Zoning, it is on-line, to see what is approved. Ellsworth-could be foundations on next piece so might not be open space. McCarthy-will check with applicant. Ellsworth-also can call Economic Development as that is their job to help to see what is needed.

2. Lot Line Revision-A. Montano/Barry Rompella-Churchland Road. Plans presented by Thomas Conrad. Existing corner lot with house. Take piece from Montano and add to their own. Shuster-tax map says it is done already. Conrad-tax map is wrong. A motion by Goldberg, seconded by Andreassen to declare as a Type II Action. All in favor, none opposed, carried. Post-improving situation. A motion by Goldberg, seconded by Andreassen to grant Conditional Final approve of the lot line revision pending the Condition that new lot line be identified on plans. All in favor, none opposed, carried.

3. Lot Line Revision-Barry and Judith Rompella-Churchland Road. Plans presented by Daniel McCarthy. Has 106 acres and same owners. Parcel 2 will take Parcel 1 of 10 acres. Lot 1 will include the coral and feed barn and Parcel 2 the flat pasture. Parcel 3 abuts Thruway. 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 grant Conditional Final approval of lot line revision pending fees paid and signatures on plans. All in favor, none opposed, carried.

MISCELLANEOUS:

1. Received Zoning Board Materials.
2. Saugerties Self Storage/Derek Winnie-Rt. 9W-Discussion on UICoPIBd Recommendations. Post read Shuster Response. Can over ride all points but the sidewalk condition. Praetorius-question on sidewalk that we have to contact DOT. Post-it was discussed last month to have Winnie connect his black top to Quick Chek sidewalk. A motion by Goldberg, seconded by Furman to grant Conditional Final approval pending all fees paid and signature on plans. All in favor, non opposed, carried.
3. Jodi Jackson-Haviland Ct.-A motion by Furman, seconded by Creen to update signatures and date of major subdivision. All in favor, none opposed, carried.

Since there was no further business to discuss, a motion by Furman, seconded by Tiano to adjourn the meeting at 8:45p.m. All in favor, none opposed, carried.

Post – reopen meeting at 8:49p.m. for more updates of maps.

A motion by Furman, seconded by Andreassen to update and signs the plans of Roland Mantavani. All in favor, none opposed carried.

Since there was no further business to discuss, a motion by Andreassen, seconded by Furman to adjourn the meeting at 8:50pm. All in favor, none opposed, carried.

Submitted by: