



## PLANNING BOARD MINUTES FOR MAY 20, 2014

Two public hearings were 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 7:35p.m. Present were Howard Post, Paul Andreassen, William Hayes, Michael Tiano, Kenneth Goldberg and William Creen. Carol Furman and Dan Weeks were absent. James Bruno, Liaison, present. MaryAnne Wrolsen, CAC, was present. Dan Shuster, Consultant, was present.

A motion by Goldberg, seconded by Tiano to accept the April 15, 2014 Minutes. All in favor, none opposed, carried.

### PUBLIC HEARINGS:

Post-recused

1. Minor-Mary Spinac/Horsebreed Realty Inc.-Shear Road. Opened public hearing at 7:37p.m. Plans presented by Jeff Hogan for Thomas Conrad. Subdividing 5 acres for son. No comments. A motion by Goldberg, seconded by Tiano to close public hearing at 7:39p.m. All in favor, none opposed, carried. A motion by Goldberg, seconded by Andreassen to grant a Conditional Final pending fees paid and signatures on a reproducible mylar. All in favor, none opposed, carried. Post-returned.

2. Major-Kevin Carpenter-Carpenter Drive. Opened public hearing at 7:40p.m. Plans presented by Bruce Utter. Consists of 3.5 acres with one existing house, private ROW and sewer and drainage easement. There are 5 lots serviced by ROW. No comments. A motion by Goldberg, seconded by Andreassen to close hearing at 7:42p.m. A motion by Goldberg, seconded by Andreassen for a Neg Dec. All in favor, none opposed, carried. Utter-the Seqr. is for 4 lots now but only filing plans for 2 lots now. Shuster-Discussion on Highway Dept on drainage easement take over. Carpenter-wants to keep it himself and maintain versus the Town maintaining. Town has never maintained yet. Post-have had problems with other subdivisions that maintain themselves. Need a NOTE on plans stating Carpenter will maintain. Shuster-Discussion on Road Maintenance Agreement as a percentage of cost per lot and should be forwarded to Town Attorney for review. Carpenter-the Agreement cannot be changed as there are lots on it now and will just add the new lots. Post-can make as a Condition. A motion by Creen, seconded by Goldberg to grant Conditional Final pending the Condition to forward deeds and Road Maintenance Agreement and drainage to Town Attorney for review, all fees paid and signatures. All in favor, none opposed, carried. Bruce will forward to Town Attorney and copy PIBd.

### OLD BUSINESS:

1. Site Plan-Randy Richers-Plans presented by Chris DiChiaro. Updated on location of everything on site plan. Waiting for septic approval from Health Dept. Discussed

SWPPP due to amount of water usage. A motion by Goldberg, seconded by Andreassen to declare as Unlisted. 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 Andreassen, seconded by Creen to forward to the UICoPIBd for review. All in favor, none opposed, carried. A motion by Goldberg, seconded by Tiano to schedule a public hearing for June 17, 2014. All in favor, none opposed, carried. DiChiaro will drop a copy of plans to Cedar Grove Fire District. Shuster-discussion on landscape. DiChiaro-has arborvitaes, maples and need to consider power lines. Wants some exposure to Rt. 32 plus in Gateway. Lighting-illumination around 1. Shuster-concerned with 30ft. high poles. DiChiaro-they are 30ft. so no hot spots but will review. DiChiaro-will have elevations for next months meeting. Shuster-color and elevations. Andreassen-have Town Engineer review SWPPP, etc.

2. Major-James Bruno-Camelot and Sherwood Place. Plans presented by Jeff Hogan. Has 15.7 acres in Bishop's Gate subdivision as Lot 165. Now subdivide 2 more lots off Lot 165 that Bruno owns not Bishop's Gate. The entrance is narrow due to wet lands so will have a common drive to access Lot 2 voiding wet lands. The entrance will contain utilities. Creen-the first 50ft. will be maintained. Hogan-yes. Even with this subdivision the number of lots does not exceed the allotted number for the Bishop's Gate development because 10 lots were lost due to wetlands. No impact with drainage. 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 for a Neg Dec. All in favor, none opposed, carried. A motion by Andreassen, seconded by Goldberg to schedule a public hearing for June 17, 2014. All in favor, none opposed, carried. Will need curb cuts.

#### PRE-HEARING CONFERENCE:

1. Site Plan-Stewart Fox-Chimney Road. Plans presented by Jeff Hogan. Has 3 acres in the waterfront overlay with existing cottage and has an approval to move cottage to another parcel and build a single family house on old cottage parcel. NOW wants to keep cottage on its original parcel and build additions onto the cottage. Less disturbance, less impact. Submitted addition pictures. Natural siding, under 35ft. in height. Will clear young maples for garage. No landscaping wants to keep clear for River views. Post-need as a NOTE: non-reflective glass and down lit lighting toward River. Discussion: no public hearing as is less impact. 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 for a Neg Dec. All in favor, none opposed, carried. A motion by Andreassen, seconded by Creen to approve the amended site plan with the following Conditions: 1. All exterior lighting fixtures that face the Hudson River shall be fully shielded and down lit with maximum 100w bulbs. 2. All exterior glass (windows) that face the Hudson River shall have a maximum reflectiveness of 11.0%.

#### MISCELLANEOUS:

1.Update -Site Plan-John Stowell-Rt. 32S- extension expires. Post-voted before that no more extensions would be given but he is making progress. Post discussed Building

Dept.'s, Paul Economos' memo stating Stowell is almost finished. Andreassen-there are no standards stating that no more extensions can be granted. Shuster-can continue if reasonable. A motion by Andreassen, seconded by Goldberg to continue an extension for six (6) more months. All in favor, none opposed, carried.

2. Update-Little Ponds –discussed memo from Building Dept.s' Paul Economos with reference to the road and drainage maintenance. No maintenance has been completed. Gave copy to Bruce Utter. No building permits will be issued until maintenance is completed. Utter-there may be 2 lots left.

3.Update-Major-Vincent Valetutti-Highwoods Road-Plans presented by Bruce Utter. Received a Final in 2010. Has SWPPP, septic, Highway Dept. curb cut but was never filed. Wants to list the property again so what needs to be done. Shuster-needs to start all over again. Needs a public hearing. No Neg Dec again. No charge of fees as nothing has changed just the time has expired. A motion by Andreassen, seconded by Creen to schedule a public hearing for June 17, 2014. All in favor, none opposed, carried.

4. Received Zoning Board Materials.

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

Respectfully submitted,

Juanita M. Wilsey,  
Recording Secretary