

PLANNING BOARD  
MINUTES FOR SEPTEMBER 20, 2011

No public hearings were scheduled for this meeting. Howard Post, Chairman, opened the meeting at 7:32p.m. Present were Paul Andreassen, Howard Post, Dan Weeks, Ken Goldberg, Mike Tiano, William Hayes and Carole Furman. Absent was William Creen. Bruce Leighton, Liaison, absent. Dan Shuster, Consultant, and Josh Randall, CAC, present.

A motion by Goldberg, seconded by Andreassen to accept the August 2011 Minutes with corrections. All in favor, none opposed, carried.

**PUBLIC HEARINGS:**

None

**OLD BUSINESS:**

1. Lot line revision-Minor-Fred and Marie Costello-Market St., Glasco. Plans presented by Chris Costello. Discussed water easement. Will forward Town Attorney letters to Applicant. Cannot build on Easement if still there. Have Vetere show and label on plan. Have letter from Water Department showing the old Easement and the new Easement. The pipe is cut on the old Easement so is not hooked up.

2. Site Plan-Crowne Management Group / Regan-Plans presented by Michael Moriello, Richard Praetorius and Larry Wolinsky. Moriello-Discussed and reviewed original EAFs and revised EAFs. Praetorius will submit revised site plan with grading and all revisions. Moriello-at the next meeting will give PIBd suggested answers for Part 3. Now proposes an extension of all previous approvals. Discussed: check height of buildings, update traffic study and number of elementary students (contact school). Applicant will submit new information. Mentioned that another approved development of 68 units in Glasco has not been built out and Praetorius had discussed that subdivision with the school district.

Discussed an Extension. A motion by Weeks, seconded by Andreaseen to approve the Extension as stated in Resolution. Goldberg abstained. Motion carried.

PRE-HEARING CONFERENCE:

1. Site Plan-Fred Gentile/Koegel/Green Living for Pets-Burt St./Rt. 9W-Site Plan and Change of Use presented by Brandon Walsh and Jean Walsh. Plan to groom pets, sell pet supplies and live in apartment. Discussed the changes for each building. Shuster- no new construction just re-shuffling. Buildings were built without previous site plan. Needs 13 parking spaces-discussed concerns that restrict 2-way traffic. Shuster-new parking at rear (spaces 9, 10 and 11) slopes down and if filled in could impact neighbors. Applicant can rotate parking spaces 1, 2 and 3 parallel to 6 and 7. Owner will occupy the apartment. Shuster-they are working with what they have. They can make a case to reduce parking spaces. When plans are complete this project needs to be sent to Ul.Co.Pl.Bd. Post-this is in Gateway so needs to be landscaped. If building island needs to check with DOT. Has Town water and septic and DOT approved. A motion by Andreassen, seconded by Furman to approve sketch plan and schedule a public hearing for October 19, 2011. All in favor, none opposed, carried. A motion by Goldberg, seconded by Furman to declare as an Unlisted Action. All in favor, none opposed, carried. A motion by Andreassen, seconded by Goldberg to forward to Ul.Co.Pl.Bd. All in favor, none opposed, carried.

2. Site Plan-Christina Brady-Rt. 212-Plans presented by Christina Brady and Scott Davis of Peck Engineering. Site plan for a craft business. Property had 2 buildings plus an open garage. One building was demolished and will be replaced by a 30 X 70 art studio. Has existing Well and will replace existing septic with a new peat system that Health Dept. will approve. They are close to the rock cliff. Will add parking spaces. DOT is reviewing as DOT owns most of the front of the property so they can landscape there but no structures or paving. Shuster suggested they get a license from DOT. Discussed Gateway with parking in rear of building. They would like parking in the front and studio closer to cliff for outdoor classes and less traffic noise. Would like to open February 1, 2012. Buildings will consist of work tables and an office – business occupancy. Art Studio for all ages, not a school. The drive through garage will store vintage vehicles. They have permits to upgrade not to change anything. Needs lighting for parking. Plans must show parking, screening, plantings, lighting and signage on building. Building material probably metal or aggregate with an artistic flare. No public hearing needed. PIBd agrees with position of the building. When complete forward to Ul.Co.Pl.Bd. Shuster will review to see if they need a Variance for setback.

3. Lot Line Revision-Tana Agostini-Glasco Turnpike-Plans presented by Thomas Conrad. Subdividing a piece from Drefin to add to Agostini lot to make driveway larger off Turnpike. Have DOT approval letter. A motion by Goldberg, seconded by Furman to declare a Type II Action. All in favor, none opposed, carried. A motion by Furman, seconded by Andreassen to waive public hearing per Section 323. All in favor, none opposed, carried. A motion by Goldberg, seconded by Andreassen to grant Preliminary Plat approval, waive submission of Final Plant and grant Conditional Final approval pending all fees paid and signatures. All in favor, none opposed, carried.

MISCELLANEOUS:

1. Rico and Susan Miller Viray-Greymouse Rd.-Stormwater and Erosion Plan-due to major driveway improvements, the Contractor wants a Stormwater plan approved by the Planning Board. Paul Economous, Code Enforcer, has reviewed and approves. The Stormwater Plan was added after the PIBd approved the project so this does not need to be reviewed by the Town Engineer. A motion by Andreassen, seconded by Creen to approve the Stormwater and Erosion Plan. All in favor, none opposed, carried.
2. Received Zoning Board Minutes.

Since there was no further business to discuss, a motion by Goldberg, seconded by Furman to adjourn the meeting at 9:30p.m. All in favor, none opposed, carried.

Respectfully submitted,

Juanita M. Wilsey, Recording Secretary