

MINUTES FOR OCTOBER 18, 2005

Six public hearings were scheduled for this meeting and the public was invited to come forward to examine maps and ask questions. William Creen, Chairman, opened the meeting at 7:40p.m. Present were James Bruno, William Creen, William Hayes, John Rinaldo, George Collins, Carole Furman and Howard Post. Chris Round and Tom, Consultants were present. Tom Macarille was present.

A motion by Post, seconded by Collins to accept September 2005 Minutes with correction of first paragraph change reliable to liable. All in favor, none opposed, carried.

PUBLIC HEARINGS:

1. Site Plan-Tim Morgan-Rt. 32 and People's Rd.-reopened hearing at 7:40p.m. Maps presented by Bruce Utter. Display of carports, build a building for warehouse. Will landscape in Gateway. Needs to show elevations. Will address drainage, lighting and landscaping by November. Discussed a fence- would like to landscape with trees. Neighbor is receptive to trees instead of a fence. No comments. A motion by Post, seconded by Furman to close hearing at 7:43p.m. All in favor, none opposed, carried.
2. Major-Susan Acosta-High Falls Rd.-Maps presented by Gil deMare-opened hearing at 7:45p.m- 12 acres subdivided into 3 lots. Has Road Maintenance Agreement. Has existing ROW. Comments: Robert & Deb Venneri-concerned with maintenance of road. Gil deMare-maintenance agreement- James Zmiyarch is plowing now. Other neighbors said they want to be included in the road maintenance agreement. Mark Dedrick-he has a wood lot in the back and wants to know where this is taking place – he reviewed map- no comment. A motion by Post, seconded by Hayes to close the hearing at 7:50p.m. All in favor, none opposed, carried. A motion by Post, seconded by Collins for a Neg Dec. All in favor, none opposed, carried. A motion by Creen, seconded by Post to grant Preliminary Plat approval, waive submission of Final Plat and grant Conditional Final approval pending Health Dept. approval or Engineer letter of approval on septic, fees paid, Road Maintenance Agreement and owner's signature. All in favor, none opposed, carried. Received receipt cards and Seqr.
3. Minor-Edward & Gladys Vaughn-Vaughn Terrace- opened hearing at 7:55p.m -Maps presented by Tom Conrad-Parcel 2 has existing house. Parcel 1 will be 2 acres with a circular drive. Comments: Conrad presented a letter and pictures from Dennis & Sharon Holowecki-Hayes read letter with concerns are their well and foundation of house is 175ft. from Vaughn property line, blasting to damage well and foundation, the septic system would be in a straight line to their well-where is the alternate spot, drainage from pond and road maintenance agreement. Conrad-will not be blasting can pick but if need

to blast it will not effect them and revised map for road easement. A motion by Furman, seconded by Post to close hearing at 8:00p.m. All in favor, none opposed, carried. A motion by Post, seconded by Hayes for a Neg Dec. All in favor, none opposed, carried. A motion by Creen, seconded by Post to grant Preliminary Plat approval, waive submission of Final plat and grant Conditional Final approval pending Health Dept. approval, Road Maintenance Agreement between Lot 1 and Lot 2, fees paid and owner's signature and reproducible maps. All in favor, none opposed, carried. Received Seqr. and receipt cards.

4. Minor- William & Irene Geick-Harry Wells Rd. and Buffalo Rd.-opened hearing at 8:30p.m- Maps presented by Tom Conrad-has existing houses, accesses, septic and wells. No comments. A motion by Post, seconded by Hayes to close hearing at 8:12p.m. All in favor, none opposed, carried. A motion by Post seconded by Collins for a Neg Dec. All in favor, none opposed, carried. A motion by Creen, seconded by Post to grant Preliminary Plat approval, waive submission of Final Plat and grant Conditional Final approval pending payment of fees and owner's signature. All in favor, none opposed, carried. Received receipt cards and Seqr.

5. Minor-David and Linda Clearwater-Churchland Rd.- opened hearing at 8:14p.m.- Maps presented by Tom Conrad-Now wants to subdivide a piece off for their son – Parcel 1. Needs curb cut approval. No comments. A motion by Post, seconded by Rinaldo to close hearing at 8:15p.m. All in favor, none opposed, carried. A motion by Post, seconded by Hayes for a Neg Dec. All in favor, none opposed, carried. A motion by Creen, seconded by Post to grant Preliminary Plat approval, waive submission of Final approval and grant Conditional Final approval pending fees paid, curb cut and owner's signature. All in favor, none opposed, carried. Received Seqr. and receipt cards.

6. Minor & Lot line-JJ Land Trust-Rt.32-opened hearing at 8:17p.m.-Maps presented by Tom Conrad-82 acres. Parcel 1 is a 13 acre parcel to be built on and Parcel 2 will be sold. Lot line revision is taking a strip to add to acquire access. DOT has selected the curb cut site. No comments. A motion by Post, seconded by Hayes to close hearing at 8:19p.m. A motion by Post, seconded by Hayes for a Neg Dec. All in favor, none opposed, carried. A motion by Creen, seconded by Post to grant Preliminary Plat approval, waive submission of Final approval and grant Conditional Final approval pending curb cut approval off Rt. 32, fees paid and owner's signature. All in favor, none opposed, carried. Received receipt cards and Seqr.

OLD BUSINESS:

1. Major-Vincent Valetutti-Highwoods Road-Maps presented by Vincent Valetutti-now has 5 lots and moved ROW access 40ft. for site distance per DOT. Needs letter of intent for curb cut. A motion by Collins, seconded by Hayes for a Neg Dec. All in favor, none opposed, carried. A motion by Creen, seconded by Collins to grant Preliminary Plat approval, waive submission of Final Plat and grant Conditional Final approval pending all fees paid, curb cut intent letter, Health Dept. approval, name the private road and owner's signature. Received Seqr.

2. Site Plan-John Skordilis-Rt. 32-Maps presented by Joseph Lenskold-Auto repair garage-submitted garage design. Discussed sign, not sure what kind yet. This has been forwarded to Thruway and they have discussed on telephone. Need to resubmit to Co. Planning Bd. as was incomplete before.
3. Major-James Thorsen-Fred Short Road-Maps presented by Richard Praetorius-Update-Received Town Engineer comments and will be addressing them. Health Dept. should be complete for November meeting.
4. Site Plan-Gas Land Petroleum-Rt. 9W-Apartments-Maps presented by Richard Praetorius-Reviewed comments from public hearing. Shows access off Rt. 9W and how it will work with gas station-a stop sign by Rt. 9W and a Yield between gas station and apartments. Will move dumpster. Old gas station building will stay and be rented. Discuss with Fire Co. with reference to back access. Discussed a sidewalk to gas station so children can get school bus safely, etc. Discussed the possibility of changing the larger building into 2 bedroom apartments which would shrink building size and will look to reconfigure buildings between drainage basin.

PRE-HEARING CONFERENCE:

1. Lot line revision-Peter Benzing-Fish Creek Rd.-Maps presented by Peter Benzing-this new line is more of a natural flow with the land. A motion by Post, seconded by Hayes to waive public hearing per Section 323. All in favor, none opposed, carried. A motion by Post, seconded by Rinaldo to grant Preliminary Plat approval, waive submission of Final Plat and grant Conditional Final approval pending owner's signature and reproducible maps. All in favor, none opposed, carried.
2. Re-Zoning-KIDCO-Industrial Drive off Kings Highway-No representation-letters from Town Attorney and Town Supervisor for the Board and Planner to review for rezoning. Applicant wants high tech rental. Applicant needs to submit more information and to attend a meeting. Have Chazen check on public water down Kings Highway to look at bigger picture and have materials for November 15, 2005 meeting.
3. Minor-Andrew Peck-Hommelville Rd.-Maps presented by Bert Winne-25 acres-Has a 50ft. strip for access which is under 1,200ft., a private road with cul-de-sac and 50ft. ROW access. Will have a Road Maintenance Agreement. Can put on topo if needed. Engineer is working on septic design and house. A motion by Post, seconded by Collins to grant sketch approval and schedule a public hearing for November 15, 2005. All in favor, none opposed, carried.
4. Lot line revision-Eugene Reese / Gail Atkins-Solway Rd.-Maps presented by Gail Atkins-her father is giving her a piece to add to her property. A motion by Post, seconded by Furman to waive public hearing per Section 323. All in favor, none opposed, carried. A motion by Post, seconded by Furman to grant Preliminary Plat approval, waive submission of Final Plat and grant Conditional Final approval pending owner's signature and reproducible maps. All in favor, none opposed, carried.

5. Minor-Leonard Bach-Woodstock-W. Saugerties Rd.-Maps presented by Tom Conrad-Discussed Chazen review-Charles Bach Rd. is a Town Road and no easement. Showed 25ft. on road for reserve. Each parcel has a house, septic and well. A motion by Post, seconded by Collins to grant sketch approval and schedule a hearing for November 15, 2005. All in favor, none opposed, carried.

MISCELLANEOUS:

1. Received materials from Zoning Board on October 6, 2005 for Creen to review.
2. Gilbert & Linda Hartrum-Update – put NOTE #9 on map referring to standard detail for private drive.
3. William Brown- Update-Received curb cut approval.

Since there was no further business to discuss, a motion by Post, seconded by Hayes to adjourn the meeting at 10:00p.m.

Respectfully submitted,

Juanita M. Wilsey,
Recording Secretary