

**PLANNING BOARD
MINUTES FOR FEBRUARY 19, 2008**

Three (3) 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 7:37p.m. Present were James Bruno, Tom Francello, Ian Leaning, Carole Furman, William Creen, Ken Goldberg and Howard Post. Jeremy Kane, Planner and Nancy Campbell, Town Board were present.

A motion by Post, seconded by Goldberg to accept January 2008 Minutes with changes on Public Hearing closing for Rothe Real Estate. All in favor, none opposed, carried.

PUBLIC HEARINGS:

1. Site Plan-Anthony Bacchi/The Lazy Swan Country Club-Old Kings Highway-Opened public hearing at 7:38p.m. Maps presented by Roger Gjone. Review by Kane- 61 acres with 1 acre for the site plan, Planning Board's intent as Lead Agency, ZBA for Variance for Loading Dock, Town Engineer reviewing, Fire Chief reviewing and hired a Hydro-geologist to conclude that the golf course is not the cause of neighbors' Wells problems. Gjone-took down old clubhouse and constructing new buildings for Country Club--pro shop, restaurants, barbershop, pilates and bridal suite and banquet room for 195. Curb cut has been approved (Planning Board needs a copy). Needs to increase size of Maintenance Shed, will pave area starting just over the bridge, septic tanks will be under golf carts. Comments: Sam Dederick- concerned with septic and reuse for water. Gjone- system has 2 tanks with sewer-main down the main paved road with grinder pumps to a 10x30 building and treated then discharged into stream – 10,000gal. a day. Bill Trumpour- what kind of system and did you know there is a strong spring on your property and across the field there is a lot of water as someone hit a spring and it flooded quickly. Bacchi- knows of one spring. Gjone- BESST-bubbles through a few stages, approved by DEC and it has to be monitored. BESST designed the size. Bacchi- the ponds refilled quickly when used this past summer. Trumpour-who will monitor pesticides. Bacchi's Licensed Pesticides specialist: said heavy clay soil, no movement. Has tested and more pollution from salt from roads. He does not apply chemicals heavy, he is on committees for wild life preservation and as golf course superintendent does not want any pollution. Trumpour-concerned with culvert to Thruway. Bacchi-it is currently working and has to make sure it does not collapse. A motion by Post, seconded by Furman to close hearing at 7:55p.m. All in favor, none opposed, carried. Discussion with Planning Board: Only one access road- yes. All buildings are handicapped accessible except for 2nd floor of pilates building. No close neighbors to disturb. During special events the golf course might be closed to cut down on traffic. Might see 100 golfers throughout the day. Accesses and turnabouts are all approved by Fire Chief. Will supply a fire hydrant and a sand pipe requested by Fire Chief. No action taken tonight but public had good input. When ready for next Phase, applicant will contact the Planning Board. *****On February 21, 2008 was notified that no certified mailings were mailed. Will have to have a legal public hearing. Kane will write letters to applicant to explain.*****

2. Site Plan & Special Use Permit-Jodi Judson-Railroad Avenue-Opened public hearing at 8:00p.m.-Maps presented by Jodi Judson. Kane review-increase pet boarding to 8 dogs and adding grooming, signage, parking and this is now considered a Kennel so needs a fence, which she has, but not 50ft. buffer. Judson-Neighbor, Cynthia Clark, will submit a letter stating her approval with fence. Can bring back in 5 years to update. No comments. A motion by Post, seconded by Bruno to close hearing 8:07p.m. All in favor, none opposed, carried. Planning Board discussion-concerned that this approval will be non-ending if sold and change in neighbor property ownership. Judson representative said the word "kennel" is used broadly here-they keep dogs inside and only go out to do their business and for play time which is always supervised. This is a home business now with 6 dogs. Discussed her options that she can do for special use approval. Judson said she is busier with dog sitting and would like to increase to 10 dogs. A motion by Post, seconded by Bruno for a Neg Dec. All in favor, none opposed, carried. A motion by Goldberg, seconded by Leaning to grant Conditional Final approval on Site Plan and Special Use Permit for a Kennel and grooming facility pending receipt of a letter from Neighbor and approval will last as long as that neighbor resides there. All in favor, none opposed, carried. Received Receipt cards and Seqr. Kane will prepare a Resolution.

3. Minor-Saugerties Ventures LLC-Rt. 32-Opened public hearing at 8:15p.m.-Maps presented by Richard Rothe-12 acre lot with road frontage on Rt. 32 commercial. A 35 acre parcel in back for future residential development. There is a strip between Rt. 32 and property that the State owns. Applicant is purchasing from State. DOT will approve the curb cut and can cut trees for better sight distance. Comments:

Gus Peterson-what is time frame on development and what is envisioned. Rothe-9 lots roughly for residential and the front will be divided 2 acres for model home displays and 4 acres for the location for Rothe Engineering business. A motion by Post, seconded by Furman to close hearing at 8:25p.m. All in favor, none opposed, carried.

Planning Board discussion-does this fall in the sensitive overlay and definitely in gateway. Rothe did not know it was in sensitive area but if so it just means density doubles. Depends on new Zoning. Might eventually change curb cut to a better location. Kane said he visited site and saw an old logging road. Rothe-there is not a logging road there. A motion by Post, seconded by Furman for a Neg Dec. All in favor, none opposed, carried. Does not need Health Dept. approval at this time. A motion by Post, seconded by Bruno to grant Preliminary Final approval, waive submission of Final Plat and grant Conditional Final approval pending owner signatures and DOT approval letter. All in favor, none opposed, carried. Received Receipt cards and Seqr.

OLD BUSINESS:

1. Major-South Peak / 212 Developer-Rt. 212-Received a letter from Robert Capowski requesting an extension to this project due to not receiving permits in a timely manner. A motion by Furman, seconded by Post to grant a 120 day extension. All in favor, none opposed, carried.

2. Site Plan –Elna Magnetics-Malden Turnpike-Maps presented by Richard Praetorius- Update: Landscaping and drainage finished and stormwater report is finished and being reviewed by Town Engineer. Needs Co. Planning Board review yet so after comments from tonight's meeting will update materials and forward to Co. Board. Stormwater will be treated and rehabilitated. Has flower planters that will catch roof runoff which is a filtration system and are 4ft high and 6ft. wide, has geo-grid road, no paving. Discussed parking lot and discharge to swale by railroad tracks. Red maple trees will be planted by road and landscaping along building, grading which is minor- just pond and the overflow parking area is available. Discussed hydrant, sewer that will be forced, in-ground and also serves bus garage and Mr. Scott (pump station). The lighting plan meets County regulations. The roofline is being raised due to new zoning which is a change for the better. Will put on the March 2008 agenda.

3. Major-Crowne Management-Rt. 32S-Maps presented by Bruce Utter. Would like a one (1) year extension. Can only prepare property lines after buildings are built. Phase 1 to first cul-de-sac. Discussed selling out 75% before starting next Phase. Needs to do maintenance road and water and sewer now. A motion by Furman, seconded by Post to grant the one (1) year extension for the Crowne Management project. All in favor, none opposed, carried.

4. Major-Richard Syracuse-Rt. 32N-Received a map with modifications from Richard Syracuse. Needs to straighten out the road that will lessen the impact on the wetlands. He is crossing a stream too and is getting a permit. This is not a problem.

PRE-HEARING CONFERENCE:

Goldberg-before we get involved with these 3 new projects – we should classify all 3 as “Unlisted Actions”. It was then stated that some are lot line revisions and do not need Seqr...then Tom Conrad proceeded to present his first project. *****On February 20, 2008 Goldberg forwarded an e-mail to all members stating that all new projects should be classified under the Seqr. and included in the Minutes. This will be discussed at the March 2008 meeting.*****

1. Minor-John Gray-Fish Creek Rd-Maps presented by Tom Conrad. Received a lot line revision approval last November NOW Lot 1 has existing house with 3 acres and Lot 2 is new lot with 9 acres and a correction for lot line revision to McKenna with Parcel A so he will receive 3 acres of land. Health Dept. is reviewing. Needs to amend the Deed. This will be filed as a correction map. Discussion on how steep. Conrad said not too bad. A motion by Furman, seconded by Post to grant sketch approval and schedule a public hearing for March 18, 2008. All in favor, none opposed, carried.

Post-recused.

2. Lot line revision-Alan Dubrow / Schwartz & Lorins-Lois Lane & Brookhollow Rd.-Maps presented by Tom Conrad. Schwartz conveying a piece of land to Dubrow for utilities to run underground to Parcel B. Kane said Mrs. Schwartz did not know this was happening. Conrad said he finds that hard to believe. Cannot approve the maps until owner signs map. A motion by Creen, seconded by Bruno to waive public hearing per Section 323. All in favor, none opposed, carried. A motion by Bruno, seconded by Leaning to grant Preliminary Plat approval, waive submission of Final Plat and grant Conditional Final approval pending owner's signatures. All in favor, none opposed, carried. Post- returned.

3. Minor-Marie T. Flick Trust-George Sickles Rd.-Maps presented by Tom Conrad. Two existing houses with Wells and Septics on East side of George Sickles Rd. Bulk is rugged on other side of road. Lot 1 of 56 acres and Lot 2 of 55 acres. A motion by Post, seconded by Leaning to grant sketch approval and schedule a public hearing for March 18, 2008. All in favor, none opposed, carried.

MISCELLANEOUS:

1. Received ZBA January 7, 2008 Minutes on February 7, 2008.

Since there was no further business to discuss, a motion by Creen, seconded by Bruno to adjourn the meeting at 9:30p.m.

Respectfully submitted:

Juanita M. Wilsey,
Recording Secretary