



PLANNING BOARD MINUTES
FOR OCTOBER 18, 2016

The Pledge of Allegiance.

Three 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 7:34p.m. Present were Howard Post, Kenneth Goldberg, Paul Andreassen, Carole Furman, Len Bouren and Daniel Ellsworth. Absent were William Creen and Michael Tiano. James Bruno, Liaison, was present. MaryAnne Wrolsen, CAC, was present. Dan Shuster, Consultant, was present.

A motion by Furman, seconded by Andreassen to accept the September 2016 Minutes. All in favor, none opposed, carried.

PUBLIC HEARINGS:

1. Minor-Mark Tiano-Fortune Valley Road. Plans presented by Michael Vetere. Opened the public hearing at 7:36pm. Started a 2 lot subdivision in 2004 and filed in 2006. Now 2 more lots. One lot is a flag lot with 25ft for access and the other lot has road frontage. Fortune Valley Road is a Town Road and being filed by Town Attorney Redder. No comments. A motion by Furman, seconded by Andreassen to close hearing at 7:40pm. All in favor, none opposed, carried. A motion by Andreassen, seconded by Furman to grant Preliminary Plat approval, waive submission of Final Plant and grant Final approval. All in favor, none opposed, carried. Received signed plans.
2. Minor-Barbara Budik-Kings Highway. Plans presented by Donald Brewer. Opened the public hearing at 7:42pm. Subdividing 6.70 acres out of 80 acres. Has Zoning Block, better Location Block and "Old" taken off Kings Highway. Has Road Maintenance Agreement sample to be forwarded to Town Attorney for review. No Comments. A motion by Furman, seconded by Ellsworth to close hearing at 7:50pm. All in favor, none opposed, carried. Furman-what about the limestone caverns. Budik-they are not in that area. A motion by Andreassen, seconded by Furman to grant Conditional Final approval pending Road Maintenance approval by Town Attorney, all fees paid and signatures. All in favor, none opposed, carried. Budik-including the other 2 people on the road also. Shuster-fine.
3. Minor, Joseph Hartrum, Gil's Way. No representation. But heard it is "On Hold".

OLD BUSINESS:

1. Site Plan-1133 Kings Highway, LLC/Salvatore Mancuso-Kings Highway. Plans presented by Daniel McCarthy. Discussed UICoPIBd recommendations. Lighting-will provide shielding for lights. Addressed wall mount shields-not on back of building as

lights face back to building and back at sign. Taking sign out and putting sign on South and North sides of building. No lights by Thruway. Wall packs get shields. Andreassen-are there lights on Thruway. McCarthy-7 Tungsten lights point into building. Andreassen-sign for rent on Thruway side and Thruway is critical about that. McCarthy-yes and he will unscrew lights by Thruway. Building Department will approve signs. Landscaping-put additional on North side. Make sure there is room for turning in gravel and paving area. Applicant adding only one tree by road due to design specs. Shuster-other landscaping spaces need specifics as to plantings. McCarthy-will build up with top soil and wood chips and mulch about 30ft. and then in Spring will plant. Shuster-need a plan for Spring planting then implement in Spring. McCarthy-trees all around S side 10ft. radius – 10ft. wide and other 15ft. X 18ft. Andreassen-contact DPW for OK. Bouren-been working on site-curb cuts did not exist watched them being put in, the culvert too. McCarthy-can show you an old aerial from 10 years ago that shows them. The applicant has other repair shops from NYC on up the Thruway and this would be the most northern one. Furman-would need more lights for security at night and what about a fence. McCarthy-no not needed this is a transfer area as they come in and go out as soon as possible. Truck and trailer comes in trailer gets picked up and transferred and truck goes into building for repair. Shuster-work on site plan should stop until approval. Andreassen-no one on this Board is a code enforcer. Ellsworth-not changed just repairing lot. Post-work he should not be doing. McCarthy-he wants to comply and has done improvements but he should not have. Shuster-plans do not show parking area. McCarthy-no new paving but some paved already and will mark parking spaces with logs at head of space. Shuster-show landscaping planting heights and how big they will get and plantings of 6 to 8 in each area to make attractive. Can landscape with logs to tie all together with logs on parking spaces. McCarthy-about 4ft. Goldberg-why are there no trees blocking building. McCarthy-wants access to drive through. Furman-fence along Thruway. Andreassen-building use is fine but needs site plan amendment. Ellsworth-have extra parking spaces. McCarthy-needed 60 spaces. Shuster-need parking spaces for repair shop. Andreassen-inside has nice equipment in shop. Ellsworth-not using as a storage or salvage yard. Andreassen-this is specifically for their client's not just any broke down truck. Shuster-no work to be done outside of building. Post and Shuster-have applicant put lights for parking area on site plan now for future use is needed so does not need to come back. Ellsworth-can also have street lights added by C. Hudson to light area. Post-show 3 shielded lights allowed on the 3 poles and show on site plan so not come back. Ellsworth-should put boulders around the pond also as pond is deep. A motion by Furman, seconded by Ellsworth to grant Conditional Final approval pending the following Conditions along with a narrative on the site plan: Evidence of showing 3 lights on 3 poles; evidence of unscrewed West side lights; evidence of boulders placed around pond; evidence of a landscaping plan showing log defined raised beds with 6 or 8 plants grouped together; evidence of parking spaces delineated; and evidence of sign approval from Building Dept. All in favor, none opposed, carried.

PRE-HEARING CONFERENCE:

1. Site Plan and Special Use Permit, Kaaterskill Solar LLC/David Smith, Old Kings Highway. Plan presented by Anne Waling, Zoning Manager. Has a revised site plan with racking updates and under ground details. Narrowed site plan down. Will be 2mg

solar. No wetlands disturbed. Will have 25ft. to 50ft. buffers with mixed evergreen, etc. Will get visual photos. The stone house will see it. Shuster-and one on the West side too. Anne-will sell in service area but like to service locally. Will go door to door so neighbors can sign up. Shuster-buying a share and getting credit just like if it was on your house. Anne-credit goes with you if you move-by law 15 to 20%. Goldberg-can purchase up to 85% of yearly use. Post-downside. Anne-small, a little noise at daytime for the fan to cool down but not at night. Shuster-have grading plan. Anne-by October 28 it will be available. Goldberg-own property or renting. Anne-leasing property for 30 years-120 acres and 17 acre build out. Shuster-panels NE side. Ellsworth-that parcel has the best views on Old Kings Highway. Anne-have not talked to neighbors but will set up a community meeting. Want to get it right. Anne-Contractor is LA Associates out of NY. There is a little cemetery on parcel. Panels will be 5ft. high and double racked and tilted. Shuster-needs to fill out full long form Seqr. Anne-will do standard Archeology study and minimal grading of 15% and SWPPP. At November meeting will bring all materials in for December public hearing. Will need to be referred to UICoPIBd. Len Bouren has been appointed as Pl Bd Liaison. Furman-would a low balloon test be needed. Post and Shuster-no not needed.

2. Lot Line Revision-Alonso Martinez-Shear Road and Old Kings Highway. Plans presented by Daniel McCarthy. Trading a piece between Martinez and Total Tennis along creek. Is an even swap so he can use bridge across the creek. Not separate building. Solar panels for Total Tennis are not near this exchange, it just gives more access to creek. A motion by Goldberg, seconded by Ellsworth to declare as a Type II Action. All in favor, none opposed, carried. A motion by Goldberg, seconded by Furman to waive public hearing and grant Final plat approve and grant Conditional Final approval pending all fees are paid and signatures. All in favor, none opposed, carried.

MISCELLANEOUS:

1. Received Zoning Board Materials.

Since there was no further business to discuss, a motion by Andreassen, seconded by Furman to adjourn the meeting at 9:00pm. All in favor, none opposed, carried.

Submitted by:
Juanita M. Wilsey