



PLANNING BOARD MINUTES
FOR SEPTEMBER 20, 2016

The Pledge of Allegiance.

No public hearings was scheduled for this meeting. Howard Post, Chairman, opened the meeting at 7:35p.m. Present were Howard Post, Kenneth Goldberg, William Creen, Paul Andreassen, Carole Furman, Michael Tiano, Len Bouren and Daniel Ellsworth. James Bruno, Liaison, was present. MaryAnne Wrolsen, CAC, was present. Dan Shuster, Consultant, was present.

A motion by Tiano, seconded by Goldberg to accept the August 2016 Minutes with correction. All in favor, none opposed, carried.

PUBLIC HEARINGS:

None

OLD BUSINESS:

1. Minor-Joseph Hartrum-Gil's Way. No representative. Tom Conrad not attending meeting. Post-can send plan to Town Highway Superintendent. Read Shuster and Redder letters and refer road design to Town Highway Superintendent for comments. 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 Furman for a Neg Dec. All in favor, none opposed, carried. A motion by Andreassen, seconded by Creen to refer to Town Highway Superintendent for comment and to schedule for a public hearing on October 18, 2016. All in favor, none opposed, carried.

PRE-HEARING CONFERENCE:

1. Minor-Mark Tiano-Fortune Valley Road. Plans presented by Michael Vetere. Subdivision of 4 Lots in 2006. Two different parcels. Lot 5 subdivided into 2 Lots. Road is paved to Town Specs and accepted but just needs to be turned over. Goldberg-how does Lot 5A have access. Vetere-a flag lot with 25ft. Deed title on public highway. Tiano-has no questions from fire company point of view. 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 Furman to schedule a public hearing for October 18, 2016. All in favor, none opposed, carried.

2. Lot Line Revision-KC Realty LLC-Fortune Valley Road. Plans presented by Michael Vetere. Taking 6 acres from Lot 7 and adding to Lot 6. Lot 7 is 3 acres and leaving 50ft. frontage on highway. A motion by Goldberg, seconded by Andreassen to declare as a Type II Action. All in favor, none opposed, carried. A motion by Andreassen, seconded

by Furman to grant Conditional Final approval pending payment of fees and signatures. All in favor, none opposed, carried.

3. Minor-Barbara Budik-Kings Highway. Plans presented by Donald Brewer. Subdividing 6.7 acres off for granddaughter. Leaving remaining 73 acres. Needs Zoning Block and the Location Map was added with this new submission. Shuster-discussed a Road Maintenance Agreement being that there are 4 Lots on road. A motion by Goldberg, seconded by Furman 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 schedule a public hearing for October 18, 2016. All in favor, none opposed, carried. Needs to change the road name on the plans of the highway from Old Kings Highway to Kings Highway. Will send public hearing information to applicant.

4. Site Plan-1133 Kings Highway,LLC/Salvatore Mancuso-Kings Highway. Plans presented by Daniel McCarthy. This was owned by Atlantic Diesel who repaired transmissions and sold to Applicant to repair tractor trailers. Post-last month the project was to have all self storage now no sales just trailer repair. The tenant has rights all along the Thruway and will have only inside repairs, no rentals, etc. Goldberg-do you have proof of transmission repair and that it has been in operation. Shuster-Zoning Law says pre-existing business and submit documents within a year. Code Enforcer would have to make a determination that they are eligible. Shuster said will speak with Code Enforcer and prepare a letter. Post-can forward to UICoPIBd as was sent for self storage and this is a different use as the comments were just about lighting before. Andreassen-might need ZBA approval. McCarthy-can you send a copy of that part of the Zoning Law to Rich Praetorius please. Furman-will be towing the trailers in. McCarthy-yes will be towed and dropped off. Furman-how will that work with the curbs, etc. as it does not look like the curbs would work. McCarthy-box stays out and another truck picks it up and continues deliveries. Creen-check your lighting if bringing in trucks whenever they breakdown. Shuster-wattage and illumination. McCarthy-took pictures from a ladder and submitted to CoPIBd. Has 3 types of lights-wall lights and used highest data on report as cannot see some bulb inside. There are 29 lights total. On the back by Thruway and doors there are Tungstens. Andreassen-is applicant marketing building for rent. McCarthy-this guy is on the hook and will not wait months and months. This is a good company. Ellsworth-other company repaired transmissions not vehicles. Andreassen-mostly school bus ones. Shuster-has to establish that it was a pre-existing business when the aquifer overlay changed zoning. Furman-any hazardous chemicals and how to protect aquifer. Andreassen-the other company had extensive system. A motion by Creen, seconded by Andreassen to refer to the UICoPIBd for comments. All in favor, none opposed, carried. Post-get a determination from Code Enforcer and Shuster to decide but can send to CoPIBd now.

MISCELLANEOUS:

1. Guardian Self Storage-Rt. 9W. Post read letter reference that they received Conditional Final approval for an addition to storage units in 2013 but due to business reasons have not been able to build yet. Question is should they receive an extension of

some kind. Furman-not a big project so why not. Shuster-reviewed code and Conditional Final approval does not expire on site plans only special use permit approvals expire after 12 months. Furman-if changes needs PI Bd review. Post-send letter stating no action needed.

2. Micael Tiano-discussion on Fire Company awareness of projects. Fire Companies should be notified during the whole process of projects. Shuster-when projects come in they have to prove they will work.

3. Received Zoning Board Materials.

Since there was no further business to discuss, a motion by Creen, seconded by Tiano to adjourn the meeting at 8:30pm. All in favor, none opposed, carried.