



PLANNING BOARD MINUTES FOR AUGUST 19, 2014

One 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 7:31p.m. Present were Howard Post, Paul Andreassen, William Hayes, Michael Tiano, Kenneth Goldberg, William Creen and Carol Furman. Dan Weeks was absent. James Bruno, Liaison, present. MaryAnne Wrolsen, CAC, was present. Dan Shuster, Consultant, was present.

A motion by Goldberg, seconded by Creen to accept the July 15, 2014 Minutes. All in favor, none opposed, carried.

PUBLIC HEARINGS:

1. Major-Vincent Berzal-Rt. 32A. Opened public hearing at 7:33p.m. Plans presented by Charles Holtz. A 3 lot subdivision. Comments: Mullen-is Lot 2 existing with a house. Holtz-yes on 2 acres. A motion by Creen, seconded by Furman to close hearing at 7:35p.m. All in favor, none opposed, carried. Needs a Road Maintenance Agreement and septic approval on Lot 3. A motion by Creen, seconded by Andreassen to grant Conditional Final approval pending all fees paid, Road Maintenance Agreement and Health Department approval. All in favor, none opposed, carried.

OLD BUSINESS:

None

PRE-HEARING CONFERENCE:

1. Site Plan-HITS, Inc.-Washington Ave. Ext. Plans presented by John Eichmann. Wants an additional 98 RV spaces in two rows one of 48 and one with 50 spaces. Applicant thought it was approved in original application and these are built already. It was not a part of the original plan. Here now to get approval. Goldberg-are these spaces fully booked and/or only weekends. Eichmann-on some occasions they are full, mostly trainers stay, some leave and come back leaving RV there and they live there using septic and water. Andreassen-is the pipe in. Eichmann-yes. Creen-needs Health Dept. approval. Eichmann-in process. Post-a retention pond was to be built per original site plan. Eichmann-meeting with contractor and will design in the field. It was delayed due to horse show times and also rainy weather. Tiano-also the drainage. Eichmann-it affects Putt and Plus and might be a pond and maybe culverts, etc. Shuster-the site is cleared so no disturbance is necessary. Does not need to go to UICoPIBd. 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. Goldberg-any close neighbors. Eichmann-not really, Putt

& Plus and across the street is shielded. Shuster-buffered by woods. Furman-any fire hydrants. Post-on Washington Ave. and on Mike Krout Road. Creen-maybe 4 hydrants. Tiano-what about water tower gallons. Eichmann-will find out and let you know. Furman-lighting changes. Shuster-none purpose. Creen-each unit has own light there are no tall poles. A motion by Goldberg, seconded by Andreassen to grant Conditional Final pending the pond being built, Health Dept. approval, all fees paid and signatures. All in favor, none opposed, carried.

2. Minor-Vincent DePoala/Tasha Berzal-Malden Turnpike-Withdrawn-need to re-configure.

3. Minor-Lucia Ferrante-Leslie-Stoll Road. Plans presented by Lucia Ferrante-Leslie. Has a 5.5acre parcel to subdivide into Lot 2A with 3.9 acres and Lot 2B with 1.4 acres. Access off Stoll Road via a 15ft. ROW that turns into a 25ft. ROW. Bought the strip separate for access and ROW over larger piece. Shuster-logging road exists and accesses need some work. Have the Building Dept. and Fire Department review. 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 Goldberg to schedule a public hearing for September 16, 2014. All in favor, none opposed, carried.

4. Lot Line Revision-Jacqueline O'Leary-Little Bird Road. Plans presented by Tom Conrad. Handed out a revised plan. Access is via Tondo Ave. and Little Bird Road to house. Little strip Parcel C added to Parcel A making a total of 6.395. Parcel B is separate parcel of 4.7 acres. Furman-what is the reason. Conrad-do not know. Shuster-gives frontage on Tondo Avenue. A motion by Goldberg, seconded by Creen to declare as a Type II Action. All in favor, none opposed, carried. A motion by Andreassen, seconded by Creen to grant Conditional Final approval pending signatures and fees paid. All in favor, none opposed, carried.

MISCELLANEOUS:

1. Received Zoning Board Materials.

Since there was no further business to discuss, a motion by Post, seconded by Creen to adjourn the meeting at 8:15p.m. All in favor, none opposed, carried.

Respectfully submitted,

Juanita M. Wilsey,
Recording Secretary