

PLANNING BOARD  
MINUTES FOR FEBRUARY 21, 2012

One (1) public hearing was scheduled for this meeting and the public was invited to come forward to examine plans and ask questions. Howard Post, Chairman, opened the meeting at 7:33p.m. Present were Paul Andreassen, Howard Post, William Creen, Ken Goldberg, Mike Tiano, William Hayes, Dan Weeks and Carole Furman. Bruce Leighton, Liaison; Dan Shuster, Consultant; and Josh Randall, CAC were present.

A motion by Goldberg, seconded by Andreassen to accept the January 2012 Minutes. All in favor, none opposed, carried.

**PUBLIC HEARINGS:**

1. Lot line revision-Timothy Baxter / Landowners & Sportsmen Assoc.-Stay Road-Plans presented by Thomas Conrad. Opened public hearing at 7:34p.m.- Landowners conveying 4 acres to Baxter adjoining property. Conrad presented a Deed stating that Landowner's access is via a ROW from Michigan Road. No comments. A motion by Furman, seconded by Tiano to close hearing at 7:38p.m. All in favor, none opposed, carried. Weeks-discussion on Landowner's conservation easement. The easement was removed on the acreage conveyed to Baxter. Tree farm is 50 acres. Landowner representative said they have been through process already. A motion by Andreassen, seconded by Furman to grant Preliminary Plat approval, waive submission of Final Plat and grant Conditional Final approval pending owner signatures. All in favor, none opposed, carried. Received Receipt cards.

**OLD BUSINESS:**

Site Plan-Crowne Management Group / Regan-Rt. 32S-Plans presented by Michael Moriello and Richard Praetorius. Read letter from Glasco Fire Depart. dated February 13, 2012 reference to heavy trucks on pavement and fire hydrants. Address issues from public hearing. Discussed amended Neg Dec and amended Resolution. Praetorius-heights of buildings were 42ft. now 28 to 30ft. (this needs to be corrected in document). Parking areas-for fire trucks to turn around-a ladder truck is not needed for 30ft. Low water pressure-water study has been done and has approval letter to maintain their water pressure. They are lower in elevation so the higher in pressure and they are lower than Cafaldo Park. Fire Dept. letter-has H30 paver system-Planners say less pavement so a balance as truck maybe comes once every 5 years. Glasco area known for

flushings not fire flow. Tiano-ladder truck is 35ft and all engines go when there is a fire call and not just once every 4 to 5 years. Praetorius-up-grade to H30 and will mark for fire drills. Tiano-over 200 emergency calls at Applicant's other place and the 30 ton truck goes to all fire calls. Goldberg-gave list of emergency calls to Praetorius and not all were fire emergency calls. Andreassen-Legally fire access must hold 75,000 pounds in all type of weather. Compared EAF Part 2-not change stormwater, coverage of 10<sup>th</sup> acre or less, public to private road, 2 family not 5 or 6 buildings, same water and sewer and stormwater is different in structures only. Also took Resso curb cuts out and left in inter-cross with Stowell property for future use.

Moriello-tonight need approval of amended Neg Dec and refer to Ul.Co.Pl.Bd. All of Shuster changes have been made. Have Part 1 and Part 2 and Resolution. A motion by Weeks, seconded by Andreassen to approve the Resolution reaffirming the Neg Dec. All in favor, none opposed, carried. A motion by Andreassen, seconded by Furman to forward to Ul.Co.Pl.Bd. All in favor, none opposed, carried. Praetorius will forward to Co.Pl.Bd. Shuster explained to public that the Pl.Bd. voted on Seqr. showing that there are no environmental impacts with this project. Pete Petramale wanted to know if this included the traffic study as he did not see a counter across Rt. 32S. Praetorius explained the DOT takes information from the existing computer status from their previous studies. Shuster said the Pl.Bd. cannot take action on PILOT matters such as taxes.

2. Site Plan-Michael Piazza / 32/212 Site Plan-Route 32 and 212-Plans presented by Paul Jankovitz. Received updated plans. Gave Pl.Bd. soil letter, modified curb cut for turn and signs DO NOT ENTER and added feature and graphics to rear elevation. There is no rear entrance into the building. Sidewalk exists. Verizon is only tenant so far. Waiting for letter on drainage and landscaping and curb cut change from DOT. Discussed lighting. Glass in windows will be tinted. A motion by Andreassen, seconded by Goldberg to grant a Neg Dec. All in favor, none opposed, carried. A motion by Andreassen, seconded by Furman to forward the site plan to the Ul.Co.Pl.Bd. All in favor, none opposed, carried. \*\*\*Send to Ul.Co.Pl.Bd. on February 23, 2012\*\*\*

3. Major-Jody Dwelling, LLC-Rt. 212-Plans presented by Richard Praetorius. This was a 9 lot subdivision with stormwater management district and access. Due to economy it has been scaled back to 5 lots. One house has been built on Lot 1. Eliminated the LLC, there will be no private road and no septic system. All Lots will have their own septic. Weeks-what about the turnaround. Praetorius-gone away. There is an erosion and sediment plan but no retention pond now. Shuster-explained Conditional Final has expired. Weeks-project had to stop because of road situation and there was a stop work order that the culvert washes out. Shuster-needs to get report and information from Building Dept. on culvert or stop work order. A motion from Andreassen, seconded by Goldberg to table this project until notification of the nature of violations, if any, from the Building Dept. All in favor, none opposed, carried.

#### PRE-HEARING CONFERENCE:

1. Site Plan-Esopus Creek Conservancy, Inc.-Sterley Avenue-Plans presented by Susan Bolitzer. Construct a parking lot on Preserve off cul-de-sac for 5 to 6 cars so parked cars do not block neighboring properties. There is an existing gate so no ATV's can ride

trails. Received letters of approval from neighbors. Has curb cut. Shuster-there is a shale area there already, looks like they have started. Their Grant expires end of February 2012. A motion by Andreassen, seconded by Furman to grant a Neg Dec. All in favor, motion carried. Hayes-abstained. A motion by Goldberg, seconded by Furman to declare as an Unlisted Action. All in favor, motion carried. Hayes-abstained. A motion by Andreassen, seconded by Furman to grant Conditional Final approval pending an as built drawing showing fence, curb cut and dimensions. All in favor, motion carried. Hayes abstained.

2. Minor-Catskill Farms-Old Sawmill Road and Woods Church Road-Plans presented by Richard Rothe. Subdividing 6.2 acres into Lot 1 with 3 acres and Lot 2 with 3.2 acres. Received curb cut approvals and Health Dept. approvals. No Federal wetlands but there are State wetlands further away from this area. Shuster-would like stone wall for a natural boundary line but Applicant wants to make Lots equal. The stone walls will not be disturbed. A motion by Andreassen, seconded by Furman to grant a Neg Dec. All in favor, none opposed, carried. A motion by Goldberg, seconded by Andreassen to declare as an Unlisted Action. All in favor, none opposed, carried. A motion by Andreassen, seconded by Furman to grant sketch approval and to schedule a public hearing for March 20, 2012. All in favor, none opposed, carried.

#### MISCELLANEOUS:

1. Bishop's Gate / Timbest, Inc. – updated maps.
2. Timothy Baxter – signed and received 2 signed maps.
3. Received Zoning Board Minutes an.

Since there was no further business to discuss, a motion by Furman, seconded by Andreassen to adjourn the meeting at 9:15p.m. All in favor, none opposed, carried.

Respectfully submitted,

Juanita M. Wilsey, Recording Secretary