

The Resolution of Approval was read. (See attached.)

A **Motion** to accept this resolution was made by Lawrence Hammond, seconded by Carl DiLorenzo. All ayes.

Old Business

G. Dan. Ros. and Sons; Meadow St, Commercial Siteplan SBL#88.69-10-29, in GB zone.

The applicant proposes to construct a 4000 s.f. building on a 0.88 acre parcel of land located in the General Business Zone for use as an office workshop and storage facility for a construction service business.

The site is to be cleared, graded, seeded and landscaped as part of this proposal. As the parcel abuts a residential district, care will be taken to protect the residential parcels through screening with both a solid fence and evergreen landscaping.

Daniel Rosinski, the applicant, was present for the meeting.

Patti Brooks of Brooks & Brooks Land Surveyors, the applicant's representative, was present for the meeting.

Comments were received from Morris Associates dated Jan. 28, 2016 (on file) and reviewed.

Issues discussed as follows:

#1 – Referrals to be made to Fire Dept., Ulster County Planning Board, and the Town Highway Department.

#2 – An erosion & sediment control plan will be submitted.

#3 – Building light details and the sign lighting were submitted; next the photometric cut sheet will be submitted. Patti B informed the Board that in the back they are proposing motion detector lights which will not be on unless someone is trespassing.

#4 – There are no fuel dispensers proposed. Water and sewer connections will go with the building permit.

#5 – Parking. There is a provision in the code that allows the Planning Board to reduce that number to 50% required. Eight parking spaces are required for this proposal. The applicant will be requesting a parking waiver which will be revised on an updated site plan.

#7 – Wheel stops.

#8 – Additional establishment of lawn is not a problem from the prospective of the applicant.

Patti Brooks will respond to these comments.

The site plan shows an encroachment onto this parcel which is a canopy which the neighbor is using. It is not Mr. Rosinski encroaching onto the neighbor, it is the neighbor onto his parcel and they are both aware of that since the lot was surveyed. The proposed sign has been submitted. A mailbox will be by the door because this is a walking route for the mailman. Proposed storage will include tools and building materials. The proposed building is approximately 27 ft. high, which would be lower than a two story house.

(A neighbor, that was in the audience, said they are looking forward to having the new building there rather than what they are currently looking at.)

The Board reviewed the SEQRA short form EAF and issued a negative declaration and set the public hearing.

A resolution to set the public hearing and negative declaration was read. (See attached)

A **Motion** to accept this resolution was made by Lawrence Hammond, seconded by Fred Pizzuto. All ayes.

The public hearing is set for February 25, 2016.

Set Public Hearing

Jamal, Violet, 12 Casse1 Rd. Special Use Permit SBL# 96.3-3-5 in WBOD.

Site improvements are proposed to stabilize a failing slope on an existing lot previously developed as a single family home. Any existing improvements affected by the failing slope will be stabilized and restored to their prior condition.

Dave Barton spoke with Larry Paggi, town engineer, who will be submitting a comment letter on the project. Larry P. will be in communication with Andy Learn, with Morris Associates, to discuss the submitted plans with the hope of a public hearing next month. This project, due to its nature, has a sense of urgency. The Board reviewed the SEQRA short form EAF and issued a negative declaration and set the public hearing. A resolution to set the public hearing and negative declaration was read. (See attached) A **Motion** to accept this resolution was made by Fred Pizzuto, seconded by Bill Ogden. All ayes. The public hearing is set for February 25, 2016.

Fisher, Armen, 200 Lily Lake Rd, Subdivision SBL#79.4-1-48.113 in R1 zone.

This subdivision application was revised on Jan. 8, 2016, as follows:

The applicants own 79.93 acres located on the west and east sides of Lily Lake Rd. They are proposing a three lot subdivision to create a 38.81 acre lot to be offered for sale as a residential parcel located on the westerly side of Lily Lake Road. The remaining lands will be separated, by Lily Lake Rd, into two lots with the existing barn and pool on the westerly side of the road containing 36.64 acres and the vacant lands on the easterly side of the road containing 4.48 acres.

Prior to the sale of the 38.81 acre parcel, the entire site will be logged in accordance with the Special Use Permit granted by the Town of Lloyd on December 3, 2015.

Patti Brooks of Brooks & Brooks Land Surveyors, the applicant's representative, was present for the meeting. The Board reviewed the subdivision maps at the last meeting and had no additional comments.

The Board reviewed the SEQRA short form EAF and issued a negative declaration and set the public hearing. A resolution to set the public hearing and negative declaration was read. (See attached)

A **Motion** to accept this resolution was made by Fred Pizzuto, seconded by Bill Ogden. All ayes. The public hearing is set for February 25, 2016.

Polizzi, Rosario; 541 Elting Corners Rd, Lot Line Revision SBL#79.3-1-35 and SBL#79.3-1-34.22 in R1 zone.

The applicant, owner of two contiguous tax parcels located on the west side of North Elting Corners Road, held in title with two separate deeds. SBL 79.3-1-35 is a 2.44 acre parcel of land improved with an existing house and septic. SBL79.3-1-34.22 is a 5.22 acre parcel of land improved with existing storage sheds, well and driveway.

The proposal is to relocate the lot line between lots. A 1.53 parcel from lot 35 will be conveyed to lot 34.22. This will allow the well, driveway and main storage shed, now located on Lot 35, to be included with Lot 34.22, the main house parcel.

Resulting: SBL79.3-1-34.22 will increase from 2.44 acres to 3.97 acres.

SBL79.3-1-35 will decrease from 5.22 acres to 3.69 acres.

Patti Brooks of Brooks & Brooks Land Surveyors, the applicant's representative, was present for the meeting. Patti: Mr. Polizzi owns three contiguous parcels (the third lot is not part of this application) of land on the westerly side of N. Elting Crns. Rd. only one of them is improved with a dwelling. Since he owned all three parcels he didn't really care where he put his driveway. Now he is selling and it is important to put the house and the well and the septic system all on the lot that is being sold.

The Board reviewed the map and were satisfied.

The Board reviewed the short EAF form and declared a negative declaration. The resolution of negative declaration and setting of the public hearing was read. (See attached) A **Motion** to accept this resolution was made by Fred Pizzuto, seconded by Lawrence Hammond. All ayes. The public hearing is set for February 25, 2016.

Olson, Louis and Olaf; 277 Pancake Hollow Rd, Lot Line Revision SBL#87.4-1-13.120, SBL# 87.4-1-13.113, SBL#87.4-1-14, and SBL#87.4-1-15 in R1 zone.

The applicant proposes multiple lot line revisions between his individual parcels and lands of Olaf Olson to remedy the encroachment of an accessory dwelling, revise acreages to conform with zoning requirements, and reconfigure lot lines to remedy a driveway encroachment.

No new construction is proposed as the result of this application which seeks to resolve many problems which have existed due to multiple contiguous parcels under common ownership.

Patti Brooks, the applicant's representative, was present for the meeting.

The Board reviewed maps of the existing site as well as maps of what is proposed.

Patti: The applicant's property has an apartment that is on three individual lots. The applicant had originally contacted me because he has a two family dwelling on what is delineated as the 1.35 acre parcel and he needs to increase that lot to 2 acres in size in order to meet the density requirements. After going out there to survey I told him his problems were bigger than he thinks but it was good to find this all out now. This will correct all of the parcels so that the lots are conforming and meet setbacks. The one little driveway will continue to service all of the lots.

The Board discussed doing a driveway maintenance agreement thinking doing it now would take care of problems in the future.

Carl: I assume the Fire Department got there okay when there was that fire? So a bump out is not needed?

Patti: This driveway is about 650 ft., a bump out is not needed until about 900ft.

There were no additional Board concerns.

The Board reviewed the SEQRA short EAF form and declared a negative declaration.

The resolution of negative declaration and setting of the public hearing was read. (See attached)

A **Motion** to accept this resolution was made by Carl DiLorenzo, seconded by Fred Pizzuto. All ayes. The public hearing is set for February 25, 2016.

OLD BUSINESS

Erichsen's Auto Service; 8 Lumen Ln, Commercial Siteplan SBL#88.1-6-10, in GB zone.

The applicant is requesting siteplan approval to put up a fence at their property located on Lumen Lane to use for the increase in business at their shop located at 170 State Route 299.

Patti Brooks, the applicant's representative, was present for the meeting.

The Board reviewed the submitted site plan and a photo of the fence currently being used at the Rt. 299 location.

Patti B: As I went through the code I saw that under the permitted accessory uses in the GB district it says *any storage of goods, wares, or merchandise for wholesale use or use in conjunction with the operational business or trade not in retail shall be subject to all respects of all setback provisions.*

Peter: And a fence needs to meet those setbacks?

Patti: The cars are what need to meet the setbacks.

Patti passed around a photo of the westerly side boundary line, this site being down at the bottom of the hill. (Troy's auto body is above)

Patti: Because this is so totally shielded from 9W, and in an effort to push everything back into the slope as far as possible. There is a 20 ft. side yard and a 25 ft. rear yard setback requirement I was wondering if the Board would consider reducing the setback to 10 ft off of the back line?

Dave B: This may need to go to the ZBA for relief.

The Planning Board will make a recommendation to the ZBA that they are in favor of a rear setback variance of 10 ft. instead of the required 25 ft. The Board will recommend that the fence be placed with 10 ft. set back all around due to the unique topology of the land so that this will be without disturbance of any water body. This will have to be sent to the Ulster County Planning Board for comment.

Patti: Central Hudson will be putting in a security flood light, so I have the spec sheets from Central Hudson. The only signage he is proposing is the official motor vehicle sign that has to go on the fence and he is hoping to put another small sign on the fence.

There were no additional Board concerns.

The Board reviewed the SEQRA short EAF form and declared a negative declaration.

The resolution of negative declaration was read. (See attached)

A **Motion** to accept this resolution was made by Brad Scott, seconded by William Ogden. All ayes.

Mt. Triumphant Church; 1377 Route 44-55, Commercial Siteplan SBL#94.4-1-9, in A zone.

The applicant proposes demolishing an existing 1,456 sf structure and constructing a 40' x65' (2,600sf) church assembly hall with associated parking, and septic system. The proposed new structure will include a kitchen, bathrooms, a 50 seat dining area and a small office.

The Board anticipates new plans.

Walker, Desmond; 3945 Route 9W, Commercial Siteplan SBL#95.4-1-18, in HBD zone.

The applicant would like to move his currently established business, Ultimate Auto Inc., from 512 Route 299 to a new location at 3545 Rt. 9W.

The Board anticipates new plans.

3509 Rt 9W (Community Car Wash), 3509 Route 9W, SBL#88.13-2-9, in GB zone.

The applicant would like a site plan amendment to add parking lot lighting to his car wash business.

The Board anticipates an application.

Administrative Business

Minutes to Approve:

A **Motion** to approve the November 19, 2015 Planning Board Workshop Minutes, as edited, was made by Fred Pizzuto, seconded by William Ogden. All ayes.

A **Motion** to approve the December 3, 2015 Planning Board Meeting Minutes, as edited, was made by Fred Pizzuto, seconded by William Ogden. All ayes.

Conference information was distributed. Board members were reminded to get their training credits.

A **Motion** to adjourn was made by Lawrence Hammond, seconded by Fred Pizzuto. All ayes. 8:30pm