

Extended Public Hearings

MML Homes, Crescent Avenue Realty LLC, Subdivision; SBL#95.1-1-18.1, in A zone.

This application was submitted in March of 2010.

This is an application for a 26 lot subdivision, twenty-one lots are in the Town of Plattekill and five of the lots are in the Town of Lloyd. The public hearing has been opened in the Town of Plattekill. The Town of Lloyd opened their public hearing on 2-27-14.

Dave B: I have asked Sean Murphy, Town Attorney, to speak to Mike Moriello, who is MML's Attorney. What I would suggest for next week is to extend the public hearing.

There will be a Tri-Board Meeting on Wed. April 2, 2014 at 6:00pm.

Scott Saso left the meeting.

Dave Plavchak took the chair.

Old Business

Dias, Joao, 565 Riverside Rd., Subdivision SBL#88.1-1-4.200, in R1 and DB zone.

The applicant would like site plan approval for concrete storage business.

John Dias and Paul Gargiulo were present for the meeting.

The Board looked over the maps, new maps were not presented.

Dave B: (Updated the Board.) Originally the lot line was going to be moved to match up with the district line, which is DB on one side and R1 on the other. DB is the lot that the gravel storage area is now. My understanding is, and I think the Board has asked this, is that the fence there was going to be realigned to follow the DB line. Is that accurate Paul?

Paul: Yes.

Peter: This will all go through as a lot line revision?

Dave B: Ultimately it will be. Partially what we are doing here is trying to get the site legal because we have been working on site plan for a very long time.

Larry: Are you eventually going to need a lot line change?

Paul: No, he is going to move the fence.

Larry: I mean to give the other lot the acreage it needs for a two family?

Paul: No, it is basically done, right?

Dave B: The lot line was never filed.

Larry: That is why you needed the lot line changed, to get the two acres.

Mr. Dias: The line was moved.

Dave: The line was never moved. The maps were not filed.

Mr. Dias: The maps were not filed but the line was moved.

Dave B: The filing of the maps moves the line.

Bill: It does not count until it is filed.

Larry: You will need another buffer inside of the lot line, the zoning line.

Peter: Because you want the buffer on the DB side not on the residential side.

Paul: I think the other plan shows it, I do not have it here.

Peter: Do you have another plan?

Dave P: It has to be shown on the site plan.

Dave B: Are you waiting for another map?

Paul: No, we are not waiting for another map. We are doing this one first and then we will come in for the lot line.

Dave B: This is not an updated map. This is an old map. My belief is that the Planning Board asked that the fence be aligned to conform more fully with the DB line.

Peter: Also it looks like there is an issue of the buffer.

Paul: That is because the property is not subdivided.

Peter: When you move the lot line and build a two family house on the R1 side you will continue to use the DB side as commercial use, to make this commercial use work you have to show us a buffer and you have to move the fence so that the buffer can fit between.

Paul: At that time it will be shown on the new plan of the lot line.

Dave: They will not give you the lot line with out this site plan piece in place. You can take this map and use it right now but forget the two family because you will not have the acreage for it. There is no legal use of this property right now and this is the frustrating part for me, I have been pretty patient for five years. I want a site plan right now for the use on the property.

Paul: I thought this was the plan; get this approved and then we will come in for the lot line.

Peter: What we asked for last time was a map showing the fence moved and the buffer.

Bill: It sounds like there are three phases here; one is to approve what is going on right now, not move anything, the second one is move the lot line and the third is the two family.

Dave B: We can approve this and no lot line revision because of the encroachment, forget the two family because you do not have the acreage. So we could approve this right now and forget the rest or you could do as Peter suggests you move the fence further into the property put the buffer along the line then the Board will approve this and later move the line and apply for the two family.

Paul: We will just have to re-apply for each one. We are going to re-apply by moving the lot line, I thought we did this all at the last workshop but (did not finish sentence)

Dave: That is what the Board is saying but they were expecting something else from you tonight.

Peter: I recollect we said come back showing us this lot, so that the fence and the buffer would give you a good site here that could be approved and would also make it possible for you to then do the lot line revision.

Bill: If you do this all at once then you will not have to do a revised site plan.

Dave P: The issue is that if we approve this as is, you do not have the two acres to do the special use permit.

Dave P. This is what you need to do; you need to move the fence, description of the fence and show the buffering.

Paul: I met with the architect and he was suppose to add this to the maps. I thought this whole process was suppose to be approval of the site plan and then go right into the lot line revision.

Peter: It is approval of the site plan but in order to think ahead to the lot line revision you have to adjust where the fence is and show the buffer. It will save you a step.

Larry: It is a minor change and then you can do what you want to do for phase two.

Paul: These are not the maps he was supposed to submit. That is the problem.

Dave: These are the only ones we have.

Paul: We met with him in Oct. and so he should have had plans here in Nov. or Dec. I just saw the date and these are not the right plans.

The applicant will come back with updated maps.

Administrative Business

Because some of the Board members were absent for the TrailView Pl. public hearing Dave reviewed:

Dave: There is a great deal of concern about the PRD zone for the Brad Builders piece, just this one piece was rezoned. I just want to illustrate to you guys that some of the people who have come around are already in the PRD zone. The reason the Town Board was so willing to rezone this piece was because this is an organic growth of what already exists. All of the attached homes up here can be demolished and more apartments can replace it.

Bill: There is another interesting issue if you look at these houses from the road they are three stories plus.

Dave P: So the only thing that is not PRD is Light Industrial.

Dave: The few surrounding parcels that are LI are permitted to have a 45ft. height, which is what the parcel in question also could have reverted back to. This rezone is exactly what the Town has been talking about since the third comprehensive plan by increasing higher density toward the Town.

A **Motion** to adjourn was made by Peter Brooks, seconded by Fred Pizzuto. All ayes.