



**Fisher, Armen, 200 Lily Lake Rd, Special Use Permit SBL#79.4-1-48.113, in R1 zone.**

The applicant has hired a Forester to cut and remove 821 trees from his 73.5 acre parcel. Fifty acres is being considered for timber harvesting, averaging 16 trees per acre.

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

Mr. Fisher submitted a sketch map of subdivision of lands dated 11-3-15 for review; also a Highway Permit Plan of Lands dated 11-9-15 both prepared by Brooks & Brooks Land Surveyors', PC.

The Board reviewed and discussed the property lines.

Patti: A year ago we were here and we separated Armen's house, on the east side of the road, which has since been conveyed to new land owners. At this point Armen has someone who is interested in purchasing 38.8 acres (lot #1 on map). There is 5 ft. topography on the entire site and 2 ft. topography where the proposed house site would be. The parcel across the street is still part of lot #2. Prior to the sale of lot #1, Armen is having the entire property logged so a shale driveway was installed and you can see where the area where the staging will be for the logging operation. We did submit a full report from the Forester that Armen contracted with. Armen submitted a volume report and a total of 821 trees are supposed to be removed from the site. This averages about 16 trees per acre.

Armen: The Forester considered certain areas not appropriate for logging for example if they were close to a road or close to a power line.

Scott: So the entire parcel will be logged and then the subdivision will happen.

Patti: We are looking for the approvals concurrently and no land will be transferred until the logging is complete. In reviewing the short form EAF there is of course, the reason we are logging it, a significant natural community of Appalachian Oak Hickory forest, which is why the timber is loggable. Assuming the Board needs a certified Forester to do a Management Plan and to make sure that the forest is managed properly, I want to make sure that the Management Plan we submitted was satisfactory.

The applicant requested moving the public hearing for the logging permit to Dec, 3, 2015.

The Board discussed taking action and formally setting the public hearing and Town policy vs. law.

The Board reviewed the short EAF and issued a negative declaration.

A **Motion** was made to accept the negative declaration and set the public hearing for Dec. 3, 2015 by Lawrence Hammond, seconded by Fred Pizzuto. All ayes.

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

The applicants own 79.93 acres located on the west and east sides of Lily Lake Rd. They are proposing a two 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, located on the easterly and westerly sides of Lily Lake Road with the existing barn and pool will be 41.12 acres in size.

Prior to the sale of the 38.81 acre parcel, the entire site will be logged in accordance with the application submitted for a Special Use Permit.

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

The Board considered this subdivision while reviewing the above logging application, submitted by Mr. Fisher and had no additional questions or concerns. The Board would like to have the subdivision application follow the logging application by a month.

The Board anticipates setting the public hearing Dec. 3, 2015 for January 28, 2016.

## **New Public Hearings**

Scott Saso recused.

Brad Scott recused.

Bill Ogden took the Chair.

### **Brad Builders (Rt. 299), 514-520 Route 299, Lot Line Revision SBL# 87.1-3-33, in DB zone.**

The proposal is to add tax lot 25.12 and an additional 0.82 acres from tax lot 33, to tax parcel 11 to make the pre-existing non-conforming lot conforming with regard to road frontage. The resultant revised lots 11 and 33 will share an existing highway access currently serving the auto body shop, and provide a commercial access opportunity to both parcels, which are located in the DB zone. The right of way access over Whitley Lane will remain as an emergency access, but any commercial development of the parcel will be accessed from Route 299.

Patti Brooks of Brooks & Brooks Land Surveyors, the applicant's representative, was present for the meeting. Patti: The Board had made recommendations to change the lot acreage configurations, which we did. We added the existing grade of the land now to show that it would not be onerous to create a commercial driveway in a space that will require very little regrading, the maximum grade on it right now is 10%. We showed the radius that is required for a fire truck. This was sent to Chief Miller in October and I have not heard back. I will send a reminder to him saying that the Board understands that if they do not hear from you by the public hearing on Dec. 3, 2015 you had no issues or concerns that need to be addressed at this point in time. The public hearing is set for December 3, 2015.

Scott Saso returned to the meeting.

Brad Scott returned to the meeting.

Scott took the Chair.

### **Hudson Valley Wine Village, 191-200 Blue Point Rd, Special Use Permit, SBL# 96.3-2-8, in R1 zone.**

The applicant would like a special use permit to harvest 196 mature trees from approximately 400 acres. Tree tops to be removed also.

The Board reviewed the coastal assessment review form and the short EAF form.

The Board issues a negative declaration.

The public hearing is set for December 3, 2015.

### **Serini, Michael, Bell Dr, Special Use Permit SBL#88.17-4-34.100, in R1/4 zone.**

The applicant would like a special use permit for a two family.

The Board discussed this application at past meetings and had no additional concerns.

The public hearing is set for December 3, 2015.

## **Administrative Business**

### **Ottaviano, Frank (Lot Line), New Paltz Rd, SBL#87.2-8-2.115, in R ½ zone.**

The applicants have withdrawn this application.

The applicant is requesting approval for a lot line revision for the purpose of conveying the 0.602 acre portion of land, from SBL87.2-8-2.115 lying on the northerly side of New Paltz Rd. to the lands of Hill and McNulty SBL87.11-3-35.

A **Motion** to adjourn was made by Fred Pizzuto, seconded by Brad Scott. All ayes. 6:24pm