



Peter: When we left off last time there were some outstanding issues and there was some talk about going up to the County to get them sorted out. This requires re-referral to the UCPB isn't this a little premature for a public hearing?

Dave P: The public hearing had already been set.

Dave B: I have not been approached by the applicant's representative as of yet. Procedurally holding the public hearing tonight may be correct but if the applicant needs a few months to get things in order we would re-notice for the public.

The Board discussed holding the public hearing.

Because no updates were submitted for this meeting the Board did not open the public hearing. This application will be re-referred to the Ulster County Planning Board and the abutting neighbors will be notified again in the future.

Even though the public hearing was not opened some public comments were discussed.

Joe DiBlanca of White Wolf Holdings Inc. Route 9W: I have a used car lot across the street from the proposed application. I am in total support of seeing him open this business across the street. It is a benefit to that corridor and would benefit me by bringing people there. I am the closest property owner and would have the most effect. I am all for it I would like to see the business prosper and grow. The only thing I would like to bring to the Board attention is that I have suffered numerous damages from flooding so whatever site plan goes in near my property I am looking for the best type of drainage. My property is in the Town of Marlboro and the Town of Lloyd, the state has made some changes to the drainage under the road and the neighbor has made some changes so it has been a little better. I do not want to drive any additional costs to the person developing across the street but if there is a choice between blacktop and stone please look towards what is most favorable to drainage.

Dave P: Andy Learn our Engineer had been out there and reviewed this. This also has to go back to the Ulster County Planning Board.

Dave P. read a comment letter from William Woodward of Rt. 9W Milton NY an abutting neighbor.  
(See attached)

Dave P asked Mr. Walker if there was a tank on the property.

Wesley Walker: Not that I know of. I called DEC (Department of Environmental Conservation) and the person that I spoke to said that as long as I am not disturbing anything I do not have to worry about anything. I showed them a map and the tank would be on state property so it is their concern.

Dave B: The real fear would be that the original system there might have had an open drain flowing and would have fed that stream. Because in 1965, if Mr. Woodward is correct, there were no regulations.

Fred P: Wasn't he in this building once?

Wesley: Yes. I also want to make the Board aware that the same person who sent that letter has been pressuring me to buy his property which is adjacent to this one.

Bill: How does the water get to the trailer?

Wesley: There is a well for the building that I am renovating. Apparently back in the day when Mr. Woodward owned it he used Marlboro water for the trailer. I spoke with the Town of Marlboro and the water is their issue since I have a well.

The Board will wait for revised information and neighbors will be re-noticed for public hearing in the future.

## **Set Public Hearing**

**Smith, Matthew (Gina Marie's Dance), 10 Commercial Ave, SBL#88.17-9-5.100, in GB zone.**

The applicant would like site plan approval to renovate the second floor of the building located at 10 Commercial Avenue. Gina Marie's Dance Studio would like to occupy 5770 sq. ft. of the second floor for its business. Interior and exterior renovations will be made to include a sprinkler system and fire separations from other building tenants as required.

Matt Smith was present for the meeting.

Dave Toder of Bolder Architecture, the applicant's representative, was present for the meeting.

Newly revised maps were distributed to the Board.

Brad Scott returned to the meeting.

Dave Toder: There were modest changes as requested. The sidewalk is extended, and two planting areas. One area is around the fire hydrant, there is a note on the map with the planned varieties of plants. On the Commercial Ave. Ext. side of the property there is a water easement so that limited us from that whole area. There will be taller shrubs in a raised bed on this side but we cannot plant trees because of the pipes underground.

Dave P: Will there be any signage for the parking?

Matt: Yes, small signs with arrows on them so the tenants know initially.

Fred: So what happens with the parking lot? People will just enter and exit wherever they want? This is just one great big open space.

Matt: The problem there is the distance from the road, it is too close to the road. If there was an island out there or a row of something it would interfere with the entrance and egress of the building. It is too narrow.

Carl: There is a drop off area?

Matt: Mostly they will drop off the kids and leave. The few that stay will go down to the parking area and park.

Carl: There seems to be a lot of activities all in one area with a lot of vehicles in here, I am just concerned about the kids. I do not know how the parents will handle the drop off; just let them get out and go.

Matt: There is very little activity over here compared to over at Hannaford's. They have to park way up ahead and walk down over at Hannaford's where cars are backing in and out.

Dave T.: On this site there is not a lot of movement even if there is a turnover. It is low use parking.

Brad: That is a good point and that does make sense that it is low activity compared to over there.

Matt: The same thing with Crossfit if you go over there now it is active there but you go there during the time that she is mostly going to be operating and there is nobody down there. It is very cyclical. Andy is probably the busiest guy down there and he said he might move eight cars in and out in a day.

Dave P: This is better than it was.

Peter: It just still is not very channelized.

Matt: It was discussed in the past with the Planning Board about how narrow the lot is, the building is just too close to the road.

The applicant might be a few (3) parking spaces light. They will be looking for the Board to waive a few spaces.

Bill: Will a big sign be put up for the Dance Studio?

Matt: Yes. She does plan on coming in for a building permit to put a sign below her window and a small sign near the door.

Dave B: The sign will need to come for Planning Board approval.

Jeff: Just a minor suggestion, on the corner of the building I would suggest some kind of raised bed or something to deter people from walking right in front, flush against the front of the building. You would like

to keep a 3 to 5 foot sight distance before they step in front of the bays. Typically you do not see many people walking in front of those over head type garage doors and I think a deterrent of some sort would help in keeping them aware to walk and look three or four feet away from. Is there something sidewalk length that could be used that makes sense to do that? A sidewalk is not necessarily a good idea right in front of large overhead doors. This is commercial traffic here. Kids run in and out. This is just my opinion.

The Board discussed this with the applicant.

The applicant will make some changes to the map.

The Environmental Assessment Form was completed.

The Board issued a negative declaration.

A **Motion** to set public hearing and negative declaration was made by Lawrence Hammond, seconded by Brad Scott. All ayes. (See attached.)

The public hearing is set for May 26, 2016.

**Decker, Jason, 3 Commercial Ave, SBL#88.69-10-20, in CB zone.**

The applicant would like a special use permit to include a beauty enhancement business into his home. This is classified under home occupation 1.

The Board reviewed this application at the workshop and had no additional concerns.

The Environmental Assessment Form was completed.

The Board issued a negative declaration.

A **Motion** to set public hearing and negative declaration was made by Lawrence Hammond, seconded by Fred Pizzuto. All ayes. (See attached.)

The public hearing is set for May 26, 2016.

**London, Michele, 336 Vineyard Ave, SBL#95.2-6-29.130, in R1 zone.**

The applicant is requesting a special use permit to add a 783 sq. ft. accessory apartment above an existing garage.

The Board reviewed this application at the workshop and had no additional concerns.

The Environmental Assessment Form was completed.

The Board issued a negative declaration.

A **Motion** to set public hearing and negative declaration was made by Lawrence Hammond, seconded by Fred Pizzuto. All ayes. (See attached.)

The public hearing is set for May 26, 2016.

**Cappillino, Nicole, 13 Merritt Ave, SBL#88.13-2-10, in GB zone.**

The applicant would like a special use permit for a 645 sq. ft. accessory apartment.

The Board reviewed this application at the workshop and had no additional concerns.

The Environmental Assessment Form was completed.

The Board issued a negative declaration.

A **Motion** to set public hearing and negative declaration was made by William Ogden, seconded by Fred Pizzuto. All ayes. (See attached.)

The public hearing is set for May 26, 2016.

**Hudson Summit LLC, 52 Mayer Dr., SBL#95.12-2-7, in R ½ & R1 zone.**

The applicant would like a three lot subdivision. Two of the lots are for single family homes and the third the applicant would like to be dedicated to the Town.

The Town is obligated to take the third parcel of this subdivision; this is the parcel with the detention pond. There is an enforceable contract on file.

Dave B: You are not taking the parcel; this Board is doing the subdivision.

The applicant revised the maps as the Board requested to cut off one of the corners of one of the lots due to an existing easement.

The Environmental Assessment Form was completed.

The Board issued a negative declaration.

A **Motion** to set public hearing and negative declaration was made by Brad Scott, seconded by Fred Pizzuto.

All ayes. (See attached.)

The public hearing is set for May 26, 2016.

## **Old Business**

**Highland Self-Storage, 3663-3667 Route 9W, SBL#95.2-2-34.100, in GB zone.**

The applicant proposes demolishing an existing commercial office building, previously a residence, and construction of two self-storage buildings with a footprint of 37,100 square feet and total square footage of 89,300 square feet. The proposal includes a phasing plan, with Building 2 commencing construction upon 75% occupancy in Building 1.

The two tax parcels will be consolidated to create one new 8.63 acre lot.

There were no new updates.

There was no discussion on this application.

## **Administrative Business**

### **Minutes to approve**

A **Motion** to accept the minutes, as edited, from the March 17, 2016 Planning Board Workshop was made by Peter Brooks, seconded by Fred Pizzuto. All ayes with Brad Scott abstained.

A **Motion** to accept the minutes, as edited, from the March 24, 2016 Planning Board Meeting was made by Brad Scott, seconded by Peter Brooks. All ayes with Fred Pizzuto abstained.

The Planning Board discussed commercial solar panel installations and drafting a law to the code books. The Board will continue to research Commercial Solar and anticipate a model law from New York State.

The Town Board will hold a public hearing to establish a moratorium on approvals for and installation of commercial solar panels on May 18, 2016.

The Town Board will hold a public hearing to revise the Town's regulations for a Planned Residential Development (PRD) on May 18, 2016.

A **Motion** to adjourn was made by Lawrence Hammond, seconded by Fred Pizzuto. All ayes. 8:15pm