

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

Patti informed the Board that there is a memo on file stating that there is no plumbing in the dry storage building and therefore no need for a septic system. Because of the zoning this will remain a one family and the cold storage building probably exceeds the size of an accessory apartment for future use.

The public hearing notice was read.

A **Motion** to open the public hearing was made by Dave Plavchak, seconded by William Ogden. All ayes.

No public comment.

A **Motion** to close the public hearing was made by Lawrence Hammond, seconded by Dave Plavchak. All ayes.

Scott read the resolution of approval.

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

Cusa SCC Holding Corp, Subdivision; 90 & 86-88 New Paltz Rd, SBL#87.4-3-21.200 & 21.100, in R1/2 zone.

The applicant has revised his maps for the purpose of subdividing portions of said lots to form a 3rd lot resulting in three residential parcels.

Jonathan Millen of Automated Construction Enhanced Solutions Inc. Land Surveying, the applicant's representative, was present for the meeting.

The Board previously reviewed this application, reviewed it again and had no further questions.

The public hearing notice was read.

A **Motion** to open the public hearing was made by Dave Plavchak, seconded by Fred Pizzuto. All ayes.

No public comment.

A **Motion** to close the public hearing was made by William Ogden, seconded by Dave Plavchak. All ayes.

Scott read the resolution of approval with conditions.

Conditions being :

- 1) Maintenance Agreement for shared driveway
- 2) Recreation Fee of \$2,500.00

A **Motion** to approve the resolution was made by Lawrence Hammond, seconded by William Ogden. All ayes.

Set Public Hearing

Acampora, Joseph, Special Use Permit, 308 South St, SBL#94.2-2-6.100, in Ag. zone.

The applicant has submitted revised plans dated 4-10-15 for an accessory apartment. He would like approval of a 743sf accessory apartment.

The Board reviewed plans for this accessory apartment at previous meeting.

The short EAF was reviewed.

Scott read the resolution of NYS SEQR determination of non-significance and set public hearing for June 25, 2015..

The Planning Board declares itself SEQRA lead agency, issues a Negative Declaration, deciding that the impact to the surrounding neighborhood is negligible and the proposed use is consistent with zoning for the site and in keeping with the visual appearance of the surrounding area.

A **Motion** to accept the NYS SEQR determination of non-significance and set public hearing was made by Fred Pizzuto, seconded by Dave Plavchak. All ayes.

Kelley, Steven and Debra, Siteplan 227 South St, SBL#86.4-3-42, in A zone.

The applicants, Steven and Debra Kelley, desire approval to host events upon the premises above. The applicants will reside upon the premises. The concept is to rent the grounds and make available a portion of the barn which will be altered so that approximately 1485 square feet will be available for dancing, etc. with occupancy limited to 99 or fewer persons. Tents would be permitted about the grounds for purposes of cooking, seating, etc. Portable rest rooms will be utilized. The Kelley's house will not be used.

Mr. and Mrs. Kelley were present for the meeting.

Stuart Weiss, the applicant's attorney and representative, was present for the meeting.

The Board reviewed this plan once again.

Peter Brooks reminded the Board that this is in an Agricultural zone for Town purposes but is not an operating farm and is not in an Agricultural District.

Mr. Kelley informed the Board that most of the extra space in the barn is used for storage. He also told the Board that he does own vacant parcels, one on each side of his property.

Some of the Board members visited the site. Fred P. commented that the site is very dense and has good buffering. Peter B., after visiting the site, still has the same concern about the noise, and a greater concern for the parcels that do not have occupants yet.

Carl stated that this project has been going on for more than 10 yrs. and may not have new development for some time. Can much consideration be given to a question of noise if no one lives there and who knows when they will in the future?

Dave P. added that he thinks considerations should be taken to the future but after seeing the site he does not see it being a nuisance because they do have to follow a noise ordinance.

Bill O: We did discuss a condition of approval being that the source of music moves inside after 8:00pm. We also talked about a maximum of 99 people so that boils down to about 40 couples. This is not a 500 person wedding. (At the previous meeting they talked about sprinkler system needed should the occupancy go over 100 people.)

Discussion continued on noise and how to control it.

It was requested that the applicant submit a professional siteplan. The plan should also show where the sign will be placed. Mr. Kelley added that the sign will only be out on a temporary basis.

The Board looked at a draft rendering of the proposed sign.

Conditions being considered at this time are music inside after 8:00pm and this use exists for as long as the owner continues to own the adjoining lots that he owns now.

The Board reviewed the short Environmental Assessment Form.

Scott read the resolution of NYS SEQR determination of non-significance and set public hearing.

The Planning Board declares itself SEQRA lead agency, issues a Negative Declaration, deciding that the impact to the surrounding neighborhood is negligible and the proposed use is consistent with zoning for the site and in keeping with the visual appearance of the surrounding area.

A **Motion** to accept the NYS SEQR determination of non-significance and set public hearing was made by Fred Pizzuto, seconded by Dave Plavchak. All ayes.

Extended Public Hearings

Wang, James, Special Use Permit, 14 Roy Ln, SBL#95.12-3-72, in R1/2 zone.

The applicant would like a special use permit to legalize an accessory apartment in his home. The apartment will be approximately 600sf.

A **Motion** to extend the public hearing to June 25, 2015 was made by Lawrence Hammond, seconded by Fred Pizzuto. All ayes.

The Board had a discussion on abutter notices and advertising for public hearings. It was suggested that the applicant's property display a sign of some sort to advertise before a public hearing or extending the public hearing notice circumference on the basis of the type of application.

Dave B. is working on a dog permit law and adding chickens (up to six chickens) as pets into the code.

Minutes to Approve

A **Motion** to accept the minutes, as amended, from the April 16, 2015 Planning Board Workshop was made by William Ogden, seconded by Lawrence Hammond. All ayes with Brad Scott and Scott Saso abstained.

A **Motion** to accept the minutes, as amended, from the April 23, 2015 Planning Board Meeting was made by Lawrence Hammond, seconded by Dave Plavchak. All ayes.

A **Motion** to adjourn was made by Brad Scott, seconded by Fred Pizzuto. All ayes. 8:05PM