

A Planning Board Meeting was held on Monday, July 7, 2008 at 7:00 pm in the Tannersville Village Hall.

Present: Lee McGunnigle, Mayor
Gregory Landers, Trustee
Linda Kline, Trustee
Anthony Lucido, Trustee
Mary Sue Timpson, Trustee
Mark Hyer, Planning Administrator
Catherine Palmieri, Deputy Clerk

Also present: Howard Bates, Jeff Prince

Trustee Landers made a motion to approve the Planning Minutes of June 2, 2008. Trustee Kline seconded. All in favor, motion carried.

The Mayor opened the meeting with the Pledge of Allegiance.

CC Lots: The Mayor called upon Jeff Prince and Howard Bates. Mr. Prince pointed out that what they are presenting this evening is essentially the new Site Plan Map. The packet contains road layout, profiles, sewer, water. This map takes the number of lots from 98 down to 84 lots. Mr. Prince said they are awaiting comments before updating again. Mr. Hyer said what the Board was looking for this evening was the long EAF, (just submitted), the Stormwater Pollution Prevention Plan (given to Mr. Hyer a week ago) and a Site Plan Map. These are the 3 components of the application. Mr. Hyer asked what direction the applicants are looking for from the Board this evening. Mr. Prince said they were hoping to explain the Stormwater Plan, and that Mr. Bates will provide a new Site Plan shortly. Mr. Hyer: “in essence, this will be the Site Plan?” Mr. Prince replied “yes.” Mr. Hyer asked if it will show ingress and egress to Clum Hill Road? Mr. Bates: “yes.” Trustee Landers asked if lot size will be shown. Mr. Bates said “yes...lot size information will be updated. Mr. Hyer said earlier discussion talked about an ‘arch bridge’ not a ‘box culvert.’ Mr. Bates replied that this was in the plans submitted in November. Mr. Hyer: “earlier provision was for a stone wall on the bridge and fencing for keeping kids out...will these be embedded in Site Plan?” Mr. Bates said “yes, they are in the Site Plan. It is part of the 30 page design package that was submitted with the Site Plan.”

Mr. Hyer said the new Site Plan Map should reflect exactly what will be there so that the Board can go over the issues they feel are important step by step. It is fair to the applicant to know what the concerns are now, not ten meetings from now. Mr. Hyer said that the Board is at a crossroads here. We have to go through the full EAF form and Mr. Prince or Mr. Bates will have to explain this to us. For the Board to make a decision

for a Negative or Positive Declaration under SEQR, you have to understand the application and its three components:

- 1) Site Plan
- 2) EAF
- 3) Stormwater Plan

Mr. Hyer stated that this Board is charged with reviewing the Site Plan. There are a couple of ways this can happen. **Option One** is to review the Site Plan with our expertise here, going over all the issues with the Applicant with a fine tooth comb and go through the Long Form EAF with all the issues. Regarding the Stormwater Plan and the other permits which are pending out there, we can wait until they come back from the other agencies and see what their responses are and trust their judgment without asking any more questions in that regard.

The **Second Option** is that we review the Site Plan with a fine tooth comb and update it at the next meeting. We can go through the Long Form EAF and then have Mr. Prince and Mr. Bates describe this and the other permits that are pending and go with Mr. Bates' professional description. Mr. Prince will have to recuse himself a bit as he is part of the project.

The **Third Option** is that we take the entire package and send it to an outside engineer, at the applicant's expense, asking him to focus on our Site Plan Law and any issues he may have with the proposed Site Plan.

Trustee Lucido stated that the Board will need some time to sit down together when the reports have come in to discuss them so that everyone will have an understanding of what has been presented.

Mr. Prince stated that in the interest of moving the project along, he feels the Board has the ability and experience to review the revised Site Plan with Mr. Bates, the engineer, and should schedule a separate meeting to focus on that. Trustee Lucido disagreed and said he feels this project is a little too involved to expect the Board to have the answers. Trustee Landers said he too would feel more comfortable with an outside opinion. Mr. Prince felt that too much time would be lost in sending it to an outside engineer.

The Mayor said to Mr. Prince that the Board would be looking for a technical reviewer in order to protect the interests of the community and the Board, not to impose a burden of additional costs and time. The Board is sworn to protect the Village of Tannersville and to make sure that the decisions reached are appropriate. By admission of the Board members, no one has ever reviewed a project of this magnitude. The Mayor continued that while he is personally impressed with the professional nature of the work submitted by Mr. Prince and Mr. Bates, he feels that if the Board would be more comfortable with one more person or group doing a review, then this would be appropriate. We need the decision to be right. At an estimated 84 lots, we are talking about an amount equal to 25% of the entire Village.

Mr. Prince responded that he would rather take the position of keeping this as a private water source, private roads and push the project forward. If it is going to make the Board's job easier to have this as a gated community with private roads and a private water system, they will apply to the City of New York until such time as the Village feels comfortable that its infrastructure can handle it.

At this point, Trustee Timpson joined the meeting in progress and Mr. Hyer endeavored to bring her up to date on how tonight's discussion has been going, reviewing the 3 options suggested. Mr. Hyer said that the Applicant has pretty well pulled the whole application together, not completely but in the 90 percentile. There is the Stormwater Plan which has been sent out to all the reviewing agencies. Next they have the long form EAF, the second component, and the Site Plan which has some changes to it which are not of substance, the third component.

After discussion, Trustee Timpson said she believed that due to the magnitude and size of the project she feels the Board should go to an outside engineer, have them review it, and then meet and go over the engineer's recommendations. Trustees Kline and Landers agreed. The Mayor asked if there were any additional comments. When there were none, the Mayor made a motion that we do go with the outside engineers and give them the scope of the type of review we want so that they can come back with a timely response, hopefully within 30-45 days. Trustee Landers seconded the motion. All in favor, motion carried. Mr. Hyer stressed that the complete Site Plan has to be received in the office before the package is sent to the outside engineer. The consensus was that the Board likes the idea of a scoping session after the engineer's report comes in, with all Board members in attendance. _____

Review of Website Proposals: The Mayor stated that a more complete proposal was received from Shane Valcich. Based on this proposal, the fact that he has provided recent good quality work and that the Clerk felt she could work effectively with him, the Mayor recommended going with Mr. Valcich. This in no way reflects on the other applicant for the position, who also provided an excellent proposal. Mr. Valcich's proposal was more cost effective and the Mayor made a motion to hire Mr. Valcich. The motion was seconded by Trustee Lucido. All in favor, motion carried.

Trustee Landers said he spoke with Mr. Ethier of the Highway Dept. about the parking signs for South Main Street. If appropriate signs are available, they will be put up.

Security Cameras: Trustee Kline said she and Trustee Landers have discussed the subject and are arranging for a proposal from a second company. _____

The Mayor made a motion to adjourn the meeting, Trustee Kline seconded. All in favor, motion carried. _____

Executive Session: The Mayor updated the Board Members on the recent Arbitration/Mediation meeting.

Minutes submitted by Catherine Palmieri, Deputy Clerk