

A Public Hearing was held at 7:00 pm on Monday, October 5, 2009 in the Tannersville Village Hall followed by a Planning Workshop Meeting.

Present: Lee McGunnigle, Mayor
Linda Kline, Trustee
Gregory Landers, Trustee
Anthony Lucido, Trustee (absent)

Mary Sue Timpson, Trustee
Mark Hyer, Planning Board Chairman
Catherine Palmieri, Deputy Clerk

Also present: Judith Polk Brown, Margaret Nihan, Jeff Prince

The Mayor asked that everyone join him in the Pledge of Allegiance after which he opened the **Public Hearing on Proposed Zoning Document**.

The Mayor recognized Jeff Prince who had a comment to make on the proposed Zoning Document. Mr. Prince stated that he has a significant project in the Village of Tannersville, namely the CC Lots project, and he has been lobbying to get that project's zone designation changed so that it is not nonconforming when zoning passes. He asked if there has been any consideration given to changing the zone designation so the project would not be nonconforming.

The Mayor stated that Mr. Prince's comment has been noted but that Mr. Prince should not expect an answer to be given at tonight's Public Hearing.

The Mayor tacked up a copy of the proposed Zoning Document and asked if anyone else had questions or comments. He added that this might be the final public hearing on the document.

Mr. Prince reiterated his comment that he would like to see his project's zone designation changed from R1 to R2. He added that it will just cost him additional expense to mitigate the issue.

Mrs. Margaret Nihan, introduced herself as being from Haines Falls, and made the comment that she is very much in favor of zoning. Mrs. Nihan stated that it is her opinion that anyone who finds themselves designated 'nonconforming' should be required to go through whatever process is recommended.

The Mayor made a motion to close the Public Hearing portion of the meeting. Trustee Timpson seconded the motion. All in favor, motion carried 4-0.

The Mayor called the Planning Workshop Meeting to order.

Mr. Hyer said that the next order of business for the **Zoning Document** is that a SEQR determination is to be made as well as a 239 Review.

The Mayor made a motion for a Negative Declaration on the Zoning Document. Trustee Kline seconded the motion. All in favor, motion carried 4-0.

Mr. Hyer asked if the Mayor wanted to review the text changes recommended by the Board at the Planning Workshop Meeting of September 14th.

The Mayor replied that it would be beneficial if everyone had a chance to review the previous text changes as well as what was spoken tonight. The Mayor said let's also get a new printed map from Fraser and Associates. The Mayor said he would like to take it up again at the next regular board meeting on October 13th.

Approval of Minutes of September 14, 2009: The Mayor asked if there was a motion to approve the previous minutes. Trustee Kline made a motion to approve the minutes as presented. Trustee Landers seconded the motion. All in favor, motion carried.

Weyant Subdivision: Mr. Weyant is requesting a 30 foot subdivision road through his two lot parcel by way of his representative, Joe Vanucchi.

Mr. Hyer said as he sees it, the Board has two options:

If the Board grants Mr. Weyant the 30 foot road for the 3.749 acre lot on top, it be done with the condition that no further redivide of that lot be permitted as the road is substandard. That note would be embedded on the Mylar and the subdivision map. Additionally, prior to the Mayor signing off, Mr. Weyant would sign it and have it notarized. After the Mayor signs, it would be filed with the Greene County Clerk's office and be run with the deed.

The other choice, Mr. Hyer continued, is to grant Mr. Weyant a subdivision with the 50 foot road.

Mr. Hyer added that it would appear that a Road Maintenance Agreement is needed.

After discussion, the Board decided to grant Mr. Weyant the 30 foot subdivision road. The Mayor asked Mr. Hyer to articulate the stipulations agreed upon. Mr. Hyer said that the stipulations are as follows:

1. The Village Board will grant the 30 foot subdivision road with the proviso that no further redivision will take place of Lot One, which is 3.749 acres. That note is to be embedded on the Mylar and the Subdivision Map. Additionally, prior to the Mayor signing off, Mr. Weyant would sign the proviso and have it notarized. After the Mayor signs, everything would be filed with the Greene County Clerk's Office and run with the deed.
2. The Applicant will provide a full 'Road Maintenance Agreement' (not just 3 lines)
3. The additional fee for Minor Subdivision will be paid before the Mayor signs off as the previously submitted fee was for Lot Line Adjustment.

The Mayor made a motion to approve the proposed subdivision as specified. Trustee Landers seconded the motion. All in favor, motion carried 4-0.

Mr. Hyer asked for a recommendation for SEQR. The Mayor made a motion for a Negative Declaration under SEQR. Trustee Kline seconded the motion. All in favor, motion carried 4-0.

Mountain Top Library Site Plan Review: Present: Darrin Elsom, Kaaterskill Assoc.
Roberta Amico, “ “ “
Ellen Manfredi & Joan Kutcher - Library
Scott Wallant of Wallant Architects

Mr. Elsom thanked the Board for putting them on the agenda this evening despite the short notice. He introduced Mr. Wallant of Wallant & Associates who talked about the project and their enthusiasm for this community centered structure. (Wallant & Associates designed the Bank of Greene County.)

Mr. Wallant gave some details: 8,000 square feet inside the building, about 2/3 Library and 1/3 what they are calling the Learning Center, comprised of a potential classroom, meeting rooms, business center and a lounge. A priority is that they will be working closely with Kaaterskill Associates to get the grades to be comfortable.

Mr. Wallant said some grants having a tight timetable have suddenly become available and turned it back to Mr. Elsom for details. Mr. Elsom said there are two funding sources: one is the Catskill Watershed Corporation through the Stormwater Retrofit Grant. They are also exploring the possibility of being funded through the Environmental Facilities Corporation. They found out a week and a half ago about the EFC deadline: they have to have signed contracts by January 1, 2010 for contractors to do the site work. They think the bidding process will have to start in early December, which means they will have to get all the necessary approvals in early December. Mr. Elsom said he understands that this Board meets once a month which would provide just two more meetings. They are asking for the Board's help to try to meet that time frame. They will be attempting to get plans in which will be of sufficient quality that the Board can act on.

Mr. Elsom continued that one of the EFC requirements is an Environmental Assessment Form (Long Form) that is a Coordinated Review. They are hoping that the Village Board will be Lead Agency and that the coordination for it can begin shortly.

Mr. Hyer and Mr. Elsom discussed the various applications. Mr. Hyer said there would probably be about seven completed applications needed. Mr. Elsom said he hoped to have the packages delivered to the Village office tomorrow.

Mr. Hyer stated that to get an award of funding, there has to be a SEQR declaration and Site Plan Approval.

Mr. Hyer wanted to bring up several issues to be considered, namely:

- What is provision for snow removal in parking lot?
- Exterior lighting for night classes, etc? Recommended is full shield, down lighting. Not enough lighting for winter nights (snow storm, etc.)
- Signage and lighting for signage? Down lighting also needed here.
- Garbage removal? Exterior dumpster or bag daily and bring to recycling cntr? (Later recommended not to sacrifice parking space for exterior dumpster.)

The Mayor made a motion that the Village be Lead Agency on the project and that the Site Plan Application be approved. Trustee Landers seconded the motion. All in favor, motion carried 4-0.

The Mayor offered the Applicant the option of attending Regular Board Meetings as necessary in addition to Planning Workshop Meetings due to the time constraints.

Ginzberg Subdivision: Mrs. Esther Schlanger introduced herself as a friend of Nechama Ginzberg, one of the applicants on the subdivision application. Mrs. Schlanger explained that she has come this evening with a notarized letter from Mrs. Ginzberg authorizing Mrs. Schlanger to speak on her behalf. Mrs. Schlanger stated that the application has been around for about three years and she has come with the intention of trying to reach a solution for to the Ginzbergs who are now divorced.

Mr. Hyer explained that the previously approved subdivision never took effect because it was not filed with Greene County within the 62 day time period allowed.

Mr. Ginzberg submitted a letter dated September 29, 2009 to the Board stating his wish to be allowed to construct two houses on his portion of the subdivision in return for his giving consent to a culvert and pipeline constructed by the Village on his property.

After discussion, the Mayor made a motion for a Negative Declaration under SEQR. Trustee Landers seconded the motion. All in favor, motion carried 4-0.

The Mayor made a motion to approve the subdivision without reference to number of houses permitted. Trustee Landers seconded the motion. All in favor, motion carried 4-0.

Mr. Hyer told Mrs. Schlanger that he would give her a copy of the filing regulations. He further stated that the approval would take effect after the corrected maps, furnished by Mr. Vanucchi, were signed by the Ginzbergs and the Mayor.

The Mayor authorized Trustee Timpson to get quotes for holiday decorations.

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

Minutes submitted by Catherine Palmieri, Deputy Clerk

A Regular Board Meeting was held on Tuesday, October 13, 2009 in the Tannersville Village Hall.

Present: Lee McGunnigle, Mayor
Linda Kline, Trustee (absent)
Gregory Landers, Trustee

Anthony Lucido, Trustee
Mary Sue Timpson, Trustee
Catherine Palmieri, Deputy Clerk

The Mayor opened the meeting with the Pledge of Allegiance.

Discussion regarding the vouchers. The Mayor made a motion to approve the abstract. Trustee Landers seconded the motion. Motion passed 3-0. Trustee Timpson went on record as having questions on vouchers # 109, 110, 119-122 in the General Account and voucher # 47 in the Water Account.

Holiday Decorations: Trustee Timpson said that her initial quote for Kissing Balls from Kerns Nursery was \$40.00 each. After reviewing their costs, they came up with the revised quote of \$50.00 each. Trustee Timpson reported that Storey's Nursery has given her a quote of \$40.00 each for 43 Kissing Balls, decorated. Storey's will charge \$75.00 for delivery, and they can bring them up on Tuesday of the week before Thanksgiving. After discussion, Trustee Timpson made a motion that the Village accept Storey's Nursery's quote for 43 Kissing Balls for \$40.00 each and for a delivery charge of \$75.00. Trustee Landers seconded the motion. The motion passed 3-0, with Trustee Lucido abstaining.

Trustee Timpson brought up the fact that the Village's website needs work. She has spoken with Shane Valcich who is willing to update the site with photos from this summer's events, the dates of this November's upcoming events and the latest minutes for \$25.00 an hour. He estimates that this would be about two hours' work. For \$25.00 a month, he will keep it updated monthly.

Executive Session: continuing discussion regarding retiree insurance. The Mayor made the following motion:

The amount paid for insurance benefits for retirees leaving the State of New York will not exceed the amount paid for insurance benefits for retirees residing in the State of New York.

Trustee Landers seconded the motion. All in favor, motion carried 4-0.

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

Minutes submitted by Catherine Palmieri, Deputy Clerk.

