

A Planning Meeting was held April 7, 2008 at 7:00 pm in the Tannersville Village Hall

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

Also present: Stefania Jozic, Mrs. Kadola, Michael Lockwood, Dennis Lucas, Peter Manning, Jeff Prince, Mark Rubinger, Joseph Vanucchi

The Mayor opened the meeting with the Pledge of Allegiance.

Presentation on Scenic Byways by Peter Manning: Hunter Town Supervisor, Dennis Lucas, introduced Mr. Manning who came this evening to talk about the Scenic Byways Project. Mr. Manning is a regional planner who works out of the Catskill Center for Conservation and Development. Slides were shown and Mr. Manning endeavored to:

- Define Scenic Roads and Scenic Byways
- Review byway history in Hunter
- Describe purpose and goals of Corridor Management Plan
- Build awareness of Mountain Cloves Scenic Byway
- Encourage involvement and support

Mr. Manning shared the above information and, when he was finished, the Mayor thanked him and Mr. Lucas for coming to enlighten the Board and visitors this evening. The Village of Tannersville will pass a resolution in favor of the project when the paperwork is supplied by the Town of Hunter.

CC Lots Project: Mr. Jeff Prince said Howard Bates was not able to get the Stormwater Plan printed up due to his illness. Mr. Prince said that he would like to drop off the Plan when it is available in a day or so for the Board to look at. He asked that the Board members look it over and send it out to the interested parties so that by the May Planning Meeting we can have some comments back. Mr. Bates has prepared a detailed report dealing issues brought up by DEP regarding stormwater runoff, etc.

Mr. Prince said last month they talked about a drainage easement. Rather than hold up on their plan, they went forward with putting the drainage easement on their property, not on Village property. As they didn't hear anything back, they decided to just go with it. If and when the Village feels it makes sense to bring the drainage down, all they have to do is drop it down a little bit. In the meantime, it alleviated the necessity of delving into problems such as how will it be maintained, who is going to do it. They put it on their property above the Bike Path at the end of some of the lots where it will serve as a double buffer.

Mr. Prince said he would ask that the Village hold off on making any kind of designation of impact of this project until they get the Stormwater Plan at next month's meeting and have a chance to review it and see that the concerns of the different agencies are met. He said he had heard talk that perhaps an outside consultant would need to be hired, aside from the local consultants who worked on the project: Hunter Engineering and Kaatskill Engineering. Mr. Prince said DEP and DEC's engineers will be going over the Plan and, if the Board feels uncomfortable with any areas, we will work with you.

The Mayor stated that given the significance of the project and the intricacies involved, he believes that it is advisable for the Village to have an outside engineering firm review the application. For the Board to come up with an educated determination without an independent review does not seem possible. Mr. Prince stated that every area that the Board will be looking at, Stormwater Plan, transportation, stream crossing, water and sewer supply are going to be addressed by the permitting agents. He suggested holding off on outside review until the application is completed, see what the agencies have to say and address the issues at that time.

The Mayor said in his ten years of serving the public he has seen agencies make mistakes and then not want to be accountable for them. If this Board chooses to make a further review of anyone else's determination of what is safe...what is going to cause runoff, what is going to cause Tannersville's lake to be more polluted, what is going to be a traffic problem, a fire hazard, it is because we feel it is significant enough to require a lot of eyes looking at it. We have to have full review and see the full vision of it. That would be the only reason we would want that review and, as for himself, the Mayor said he would be comfortable having one more pair of eyes on it. We just want to do the right thing.

Mr. Prince said you have the obligation to do that. We have no problem as the developer. It goes without saying that if you decide to bring someone in that you bring them in and we pick up the cost. The Mayor said the decision is not haphazard and he respects the people Mr. Prince has been working with, Mr. Bates, etc. Although, an independent pair of eyes, who doesn't have an agenda and anyone to answer to, might bring common sense to a project.

Mr. Prince said it is just so time consuming having one meeting a month. The Mayor stated that they have been permitted to address the Regular Board Meeting on occasion, thus coming before the Board twice a month. And, the Mayor added, if Mr. Prince submits the Stormwater Plan in a timely fashion, and the Board has time to digest it, he would be willing to let them come to the next Regular Board Meeting.

Mark Rubinger Site Plan Review - NAPA Store: Mr. Rubinger brought up drawings of his proposed building for the Board's review. He said he is not able to fix up his present rental property to his liking and feels the parking is inadequate. In response to Mr. Hyer's question, Mr. Rubinger said he would use down lighting on the proposed sign. After discussion, the Mayor said this is an unlisted action under SEQR and he made a motion for a Negative Declaration. Trustee Kline seconded the motion. Trustees Landers and Lucido recused themselves as they have worked for Mr. Rubinger. Trustee Timpson voted in favor, motion carried 3-0. Mayor made a motion for Site Plan

Approval, Trustee Timpson seconded the motion. With Trustee Kline's approval, the motion passed 3-0.

Kadola Subdivision Request: Mr. Joseph Vanucchi is representing Mrs. Kadola and stated that her property is roughly 1.3 acres. Lot 2 has the house on it. Mrs. Kadola wishes to divide Lot 1 for herself and a possible office. She wants to create a new parcel of .6 and it will leave .7 with the house on it.

The Mayor said for the record that this is an unlisted action under SEQR. Mr. Hyer said the application is complete. We can schedule a Public Hearing for 6:30 pm on Monday, May 5. Mr. Vanucchi said this would be good.

Sayegh Two Lot Subdivision Request: Mr. Sayegh is represented by Mr. Joseph Vanucchi who stated that the property is located on the corner of Pleasant View and 23A. The Mayor made a motion that this is an unlisted action under SEQR. The Public Hearing is scheduled for 6:45 pm on Monday, May 5.

Donato Site Plan Application: Mr. Michael Lockwood distributed maps for the Board's review and said Mr. Donato would like to put up two new buildings, one behind the existing Caboose property (called the Donato residence) and one to be a private office building.

Trustee Landers asked what access does Mr. Donato have to get to the back buildings. Mr. Lockwood replied that it is a common driveway between the buildings. Mr. Hyer commented that it will require an easement in the deed as Mr. Donato may not own the two properties in the future. He further stated that under Site Plan Review the Board should be looking at parking, emergency ingress and egress, lighting and change of character of the neighborhood, keeping in mind that this is a commercial venture. Mr.

Hyer said usually we have a road maintenance agreement and a shared agreement, but in this case, it's the same owner.

Trustee Timpson questioned why the Donato property is being addressed as commercial when it looks as though he is putting up residential houses. If he then chooses to rent them, that is his choice. The Mayor stated that Mr. Donato's usage is clearly commercial and is being handled as such. If other properties have not been held to a proper standard in the past, that is not something we can deal with at this moment. This is the property that is in front of us and it will be handled appropriately.

Mr. Hyer told the Board that public hearings for site plans are optional. However, when it is thought that there may be an impact on neighbors it may be appropriate to have a public hearing. The Mayor made a motion that a Public Hearing be held on Monday, May 5. Trustee Landers seconded the motion. Trustee Timpson abstained without a reason. Trustees Kline and Lucido voted in favor of the motion which passed 4-0.

Ginzberg Minor Subdivision: Mr. Hyer said Mr. Lubow requested that approval be given without his appearance here this evening. He requested approval with two hookups and the Board agreed previously to give him one hookup. Mr. Hyer suggested that the Board consider approving him with the following provision: that he has to apply to DEP and let them make the final decision as to whether he gets two hookups. The Mayor stated that this is an unlisted action under SEQR. He made a motion for a Negative Declaration. Trustee Kline seconded the motion. All in favor, motion carried 5-0.

The Mayor then made a motion to approve the subdivision with the provision that "the approval of this subdivision by the Village of Tannersville Board does not constitute water and sewer hookup approval. The applicant must file separately with DEP for sewer and the Village of Tannersville Board of Water Commissioners for water." Trustee Timpson seconded. All in favor, motion carried 5-0.

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

Minutes submitted by Catherine Palmieri, Deputy Clerk.

Lee McGunnigle, Mayor