

A Planning Meeting was held on Monday, January 7, 2008 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: Howard Bates, Jeff Prince, Roy Silver, Judy Terns, Daniel Weston

The Mayor opened the meeting with the Pledge of Allegiance.

The Board then discussed Subdivision, Site Plan, and ZBA and Lot Line fees. The Board, by resolution, decided on the following fee schedule:

Zoning Board Application: \$25.00 fee per application
Site Plan Application: \$50.00 fee per application
If a Public Hearing is required, a \$25.00 fee will be billed for expenses.

Minor Subdivision application fee: \$ 50.00 + \$20.00 Public Hearing fee+ \$25.00 per unit
Major Subdivision application fee: \$150.00 + \$20.00 Public Hearing fee+ \$25.00 per unit

There would be a flat fee of \$25.00 for a Lot Line Adjustment.

The Mayor made a motion to accept the above stated fees. Trustee Kline seconded the motion. All in favor, motion carried.

The Mayor made a motion to close the Planning Meeting and open the Public Hearing for the Richard Haines Subdivision Lot Line Adjustment. Trustee Kline seconded the motion.

Mr. Hyer explained that it was the desire of Mr. Richard Haines to combine parcels 3, 4 and 5 (namely, 165.20-1-16, 165.20-1-17 and 165.20-1-18) into one lot. Mr. Hyer presented a completed SEQR Short Environmental Assessment Form, "before and after" maps and letters from Mr. Haines requesting the action. Comment from the public was invited but none was forthcoming. The Board commented that they had no objection to the request.

The Mayor made a motion for a Negative Declaration under SEQR. Trustee Kline seconded the motion. All in favor, motion carried. The Mayor made a motion to approve Mr. Haines' Lot Line Adjustment request. The motion was seconded by Trustee Kline. All in favor, motion carried. The Mayor made a motion to close the Public Hearing and re-open the Planning Meeting. Trustee Kline seconded. All in favor, motion carried.

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CC Lots: Mr. Prince talked about the Build Out Analysis and the fact that it was kind of a give and take. He said he feels with their property they would be creating a Park Lane, Spring Street, South Main Street type of extension to the Village. Their project would contain lot sizes of a minimum of a half acre lot and a maximum of a 5 acre lot (actually it's 2 ½ acre lots but they are considering combining some of the upper lots). This very piece of land was approved back in the 1970's for 250 condo units under Mayor Reich. It was never done due to lack of sewer, etc.

Trustee Landers said what if sometime in the future an owner of a 5 acre lot wants to subdivide it into ½ acre lots...that's 10 more lots. Mr. Prince said that in their application it was stated that there would be no further subdivision in the project.

The Mayor wanted it reflected in the minutes that the SEQR clock is stopped and the 30 day extension is in effect. A discussion ensued between the CC Lots applicants and the Board on the next step in the SEQR process. It was decided by common agreement that a

decision on a Positive or Negative Declaration and a DEIS would not be made at this meeting but rather that the applicant would respond to all the lead agency letters (DEP, DEC, DOH and the Town of Hunter) and that the applicant would respond to each and every objection and/or concern raised. If the applicant were to refer to studies they have conducted (traffic, stormwater etc.), they then would reference the study page and paragraph that responded to the concerns from the agencies in the coordinated review. All responses have to be returned to the Lead Agent (Village of Tannersville) at a minimum of seven days prior to the Planning Meeting at which the matter will be discussed again.

At this point, a gentleman identifying himself as Roy Silver, a resident of Platte Clove, asked to address concerns he has regarding the CC Lots Project. He stated that he believes the project is in fact a religious development which, if allowed to come to pass, would have a detrimental effect on the environment and would be bad for the future of the area. If it is a religious undertaking, Mr. Silver stated that it would most likely be off the tax rolls, would tip the balance of the religious and secular community and would be bad for business. Mr. Prince attempted to assure Mr. Silver that the CC Lots Project is not what he has described but is a real estate subdivision. The Mayor stated that this is not a Public Hearing for CC Lots. He assured everyone that the project is being studied extensively by the respective agencies for its impact on the environment, traffic, sewer and community.

The Board discussed removal of the Main Street garbage cans for the remainder of the winter season due to their interference with snow removal, etc. Trustee Lucido made a motion to this effect with the stipulation that it will be decided in the future as to when to bring them back. Trustee Timpson seconded the motion. All in favor, motion carried.

An extensive discussion took place on the Highway Regulations Section of the Subdivision Regulations. Many questions were raised, and Howard Bates, P.E., will re-present a proposal based on the discussion and recommendations of the Village Board.

Regarding the November 2007 and December 2007 Planning Minutes, the Mayor asked that they be tabled for this meeting and brought up again at the next Regular Board Meeting on January 15, 2008.

Minutes submitted by Catherine Palmieri, Deputy Clerk

Lee McGunnigle, Mayor