

A Public Hearing was held on Monday, September 10, 2007 at 6:30 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: Judy and Warren Terns, Romanna Balan, Larry Krajeski, Jim Wiltse, Howard Bates, Jeff Prince, David Wriman, Michelle Yost, Charlene Holdridge, Peter O'Mahoney.

Prior to the start of the Public Hearing, the Mayor and Trustees Kline, Landers and Lucido drove around the Village and identified two chronic traffic intersections with the thought of relocating parking signs.

1. The Mayor opened the meeting with the Pledge of Allegiance.
2. The Mayor opened the Public Hearing to present a proposed local law to create a Commission of Public Works. By way of explanation, he said that the Village Attorney felt it was necessary to formally empower people other than the Mayor, either members of the Board and/or the public, to give direction to the Department of Works now that the Village Board has grown from 3 members to 5. At present only the Mayor is allowed to direct the activities of the Department of Works. The Mayor asked for comment. Trustee Kline said she thought it was a good idea. Trustee Lucido asked for clarification. The Mayor responded that it is proposed that there would be a 3-person Commission and that they would meet and come up with a plan for each week of what the Dept of Works would do that week and be empowered to direct them as opposed to just the Mayor having that responsibility. Trustee Kline asked whether the Board could vote on putting the law into effect. After discussion, the Mayor made a motion to adopt the local law proposed for creating a Commission of Public Works. Trustee Kline seconded the motion. All in favor, motion passed. The Mayor said at the next Regular Board Meeting he would have an agenda item regarding appointments to the Commission. The Mayor made a motion to adjourn the Public Hearing, seconded by Trustee Landers. All in favor, motion carried.

The Mayor made a motion to go into Executive Session to discuss two employee issues. Trustee Kline seconded. All in favor, motion carried. Summary of Executive Session: The Mayor will deal with the first issue himself regarding Mr. Parslow and a note will be placed in his file. For the second issue, regarding Mr. Ethier, the Board decided, due to prior improprieties, to give him the 40 cent raise from this point forward.

A Planning Board Workshop Meeting was held on Monday, September 10, 2007 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: Judy and Warren Terns, Romanna Balan, Larry Krajieski, Jim Wiltse, Howard Bates, Jeff Prince, David Wriman, Michelle Yost, Charlene Holdridge, Peter O'Mahoney.

The Mayor opened the meeting with the Pledge of Allegiance.

Trustee Landers made a motion to approve the minutes of August 6, 2007, seconded by Trustee Lucido. All in favor, motion passed.

C.C. Lots Update: Mr. Hyer directed the Board to refer to 3 pages of notes in their files, one from himself and a letter from Mr. Simon, Village Attorney. Mr. Prince referred to the requirements on the lists and said he and others are working on them in order to obtain a completed application. He said that the traffic study and storm water plan are in the works and should be ready for the next meeting. Mr. Prince said he wants the Village to declare itself as lead agency. After discussion and agreement between the Board and the applicants, Mr. Hyer stated that he recommends that the motion for a Negative Declaration would be as follows: the Village of Tannersville Board will give notice that they wish to serve as Lead Agent on the CC Lots Subdivision Application and that they will circulate the application to all the other permitting agencies contingent upon the applicant completing a), b) and d) (see below) as listed on page 1 of the letter sent by the Village Attorney, Mr. Simon, (dated 9-6-2007) as well as #1 on page 2 of the same letter (see below) and also the completion of 3, 8, 11, 13 and 15 of the review sheet submitted by the Planning Administrator, Mark Hyer, to the Village Board (see below):

“a) This is a very large subdivision. It should have two entrances not just one. The reasons are obvious for the health and safety of the people in the subdivision. The second entrance should go to Clum Hill Road.

b) Well head protection area must be delineated on the map and should not be part of anyone's residential lot.

d) Road maintenance agreement, covenants and restrictions should be submitted for review. This development may require an offering plan if there is to be an association that runs or maintains common areas.

1- (from page 2 of Mr. Simon's letter): ...The completed application must allow for a two hundred foot or more well head protection easement.”

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From Mr. Hyer's review sheet:

“3. Resolve the issue of the Clum Hill entrance, i.e., emergency vs. another year round ingress and egress.

8. Description of safety mitigations protecting the children of the Village camp from ingress and egress traffic from Spruce St., i.e., stone wall/fence, stone pillars with lights, etc.

11. A schematic and design profile of the proposed bridge to be constructed across Gooseberry Creek.

13. Update the Village Board on the water quality of the well you propose to contribute to the Village water supply system. Reference J. Myers comments.

15. Phoenix Environmental Laboratories and Titan Drilling Corp sent a Draft Progress Report but the Village never received a final narrative report describing the testing results and the water quality.”

The Lead Agency letter will not be sent until all conditions are fulfilled. The Mayor made the motion to take Lead Agency as set forth, and further stipulated that under SEQR this is a Type One Review. The motion was seconded by Trustee Kline. All in favor, motion carried. Mr. Hyer gave Mr. Bates copies of the conditions needed to be taken care of before the Lead Agency Letters can be sent.

Mr. Howard Bates referred to a question that arose during the August Planning Workshop Meeting (page 9). Mr. and Mrs. Harold Benjamin of Clum Hill Road said they had a problem with their well running dry and wanted to know if it was connected to the testing being done for this project. Mr. Bates said the dates were checked and they showed that their testing had been completed in June and the Benjamin’s water problem occurred at the end of July. Therefore there was no connection.

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Senior Housing - Water Main Issue - Kaaterskill Associates/Larry Krajieski, David Wriman: Mr. Wriman distributed copies of maps to the Board showing a portion of an existing water line that needs to be relocated as part of the installation of the sanitary line

at Hemlock Knob Senior Apartments. He said that the Dept of Health decrees that a water line has to be separated vertically by at least 18 inches from a proposed sewer line, ten feet vertically. They were originally under the impression that the line was owned by the Village but have since learned that the line is actually owned by Mink Hollow, LLC (Tom Poelker). Mr. Poelker has given them permission to do the work on the line. Mr. Hyer asked if the water line is connected to the fire hydrants and Mr. Wriman responded that it is. Mr. Wriman explained that they came before the board this evening to let them know what was going on. The Mayor wished them well and thanked them for coming. Mr. Hyer asked to keep one copy of the map for the records and one was given.

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Appointment of Project Advisory Team (PAT) Member for the Mountain Top Recreational Strategy. The Mayor asked the Board whether they had a chance to read the request letter and if anyone was interested in serving in that capacity. Michelle Yost came up front and explained that they are looking for each municipality to designate an individual to represent the interests and needs of their community as they look at recreational, scenic, cultural and historic resources. It could be an appointed or elected official or someone in the community. After a year and a half they are hoping to come up with a strategy that will integrate all the resources on the Mtn Top. The first meeting will be over dinner in early October at which they will elaborate on what they are trying to accomplish. They will meet every 6-8 weeks at a central location. The Mayor told Michelle that someone will be selected in time to attend the first meeting.

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Greene County Soil and Water -- Resource Maps of Environmental Conditions. Michelle Yost presented copies of resource maps to the Board. She said they have been prepared for the Town of Hunter and the two Villages. There’s a smaller version and two different sizes showing what resources are in each community. Michelle mentioned that one is the “One Hundred Year Flood Plain and Stream Classification Map.” This is

based on the new preliminary flood insurance rates map information. The six month time clock is going to start sometime in the next month or two in which the three municipalities will have to review the maps and officially adopt them in order to remain in the National Flood Insurance Program. It was noted that Bubba's is in the flood plain. Mr. Hyer said that we should use these maps at our meetings, especially for subdivisions and site plans. He asked if they could be laminated. The response was that it would be a good idea. Looking at the CC Lots, it was noted that the Park is in the flood plain.

Ms. Yost said there will be a packet of information going out to all the municipalities from the DEC hopefully within the month. Greene County Soil & Water will be available to help interpret the Ordinance as well as the time frame. Michelle handed out an overview that provides website information and contact information for the different agencies. She said remember these are drafts and, if there are any questions, please get in

touch. Or tell them that you'd really like to see some particular information on the map, or zero in on this particular area. Let us know what your needs are as you're using the maps. Use the maps over the next few months. We'll check in with you in a few months to see what you might like changed. Trustee Landers asked if the maps are on the website. Michelle responded that they should be ready in the Fall to Winter.

She said there is good news on the Generic Environmental Impact Proposal (GEIS) which was submitted on behalf of the two Villages and the Town. It was approved, not the full amount asked for, but a substantial amount. We are going to be able to move forward on the 3-municipality GEIS project.

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Jim Wiltse--Proposed Garage: Mr. Wiltse presented his survey map. Mr. Hyer addressed the Board as follows: You have to make a decision as to whether the application is complete according to the Site Plan Law. You don't have to go through all the things depending on how simple the proposal is that Mr. Wiltse is presenting. Then decide if you are going to have a Public Hearing or not. The Public Hearing is now optional under the Site Plan Law. Mr. Hyer asked Mr. Wiltse to tell the Board what he wants to do.

Mr. Wiltse said it's an acre of land on which he wants to put up a building, 60 feet long and 40 feet wide. Mr. Hyer asked if he needs a variance. It's pretty much going to be centered on the lot was the reply. Trustee Landers asked where the driveway will be. Mr. Wiltse said it will be where the existing driveway is. Mr. Wiltse said he would like to put up the garage for now and later on he may want to turn it into an apartment or a house. How tall will be building be, asked Mr. Hyer. Mr. Wiltse said he wants to make it tall enough so that he could put in two floors for living space later on. Mr. Hyer asked how many feet from the front line is it going to be...over 100 feet? Mr. Wiltse said it's going to be about 200 feet back. It's going to be a stick built building about 20 feet high.

At this time the Mayor indicated his feeling that his involvement with the proposal has the appearance of a conflict of interest as his employer, Mrs. Vosilla, is a neighbor of the project. For this reason the Mayor recused himself from the proceeding. Deputy Mayor, Greg Landers, took over the meeting at this point.

Mr. Hyer asked the Board if they were going to approve the project tonight or did they want to vote for a Public Hearing. Mr. Hyer said regarding an approval this evening, his only concern is that you haven't seen a drawing. Mr. Wiltse said he will come back next month with an engineered plan. Mr. Hyer said Mr. Wiltse also needs an Area Use Variance from the ZBA as it is 100 feet back from Main Street. He can call up Judy Terns who is present tonight to do a ZBA meeting. Trustee Landers said since Mr. Wiltse has to come back next month anyway, he is making a motion for a Public Hearing. As there was no second, the motion died for lack of a second.

Deputy Mayor Landers closed the Planning Workshop Meeting and turned the proceeding over to Mr. Hyer and the Zoning Board of Appeals. Also present: Judy Terns, member of ZBA.

Chairman Hyer opened the ZBA meeting at 8:30 pm and stated that the ZBA is reviewing Mr. Wiltse's application for an Area Use Variance for a commercial garage/potential residential unit in the future. We are reviewing both at one time. Mr. Wiltse agrees to return next month and bring a sketch plan indicating ingress and egress, what the building

will look like as far as color and design and where the drawn down lighting will be. Mr. Wiltse agrees to notify his contiguous neighbors in writing after obtaining current addresses from the Clerk. Mr. Hyer stated that there will be a ZBA Public Hearing next month and he said he expects Mr. Wiltse to be present to answer any questions. Mr. Wiltse agreed.

Mr. Hyer closed the ZBA meeting.

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The Mayor re-opened the Planning Board Workshop Meeting and asked Mr. Hyer to discuss the next item on the agenda, the NYMIR Training update. Mr. Hyer stated that four hours of training is mandated by the NY State Legislature for all municipal board members who conduct planning approvals. Mr. Hyer told Trustee Landers that he passed his Subdivision test and gave him the Site Plan test. He said that Trustee Kline has completed the four hours of training. When the rest of the board has completed the Subdivision Test, Mr. Hyer said he will give them the Site Plan Test. If any board member wants to attend a workshop at Columbia Greene, they count for NYMIR training. Mr. Hyer said let him know as he is required to send in a report at the end of the year.

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Hunter Foundation - Slopes proposed walkway: Charlene Holdridge came forward to present additional information on Slopes. She said Hunter Foundation would like to move forward with demolition to do some structural repairs. She displayed drawings which are part of the original site plan they submitted, just blown up, nothing has changed. Drawings show elevation detail, how the site looks now, how it will look when finished. She pointed out down lighting, sign lights, of approximately 100 watts. The Creekwalk here is a series of stairs, and landings, with lighting at each landing, and will connect to the Creekwalk down by the creek. The Walk will access Slopes, Aspens, parking, Bubba's. The buildings will probably be renamed, but it's not known at this time.

Trustee Landers said he'd like to know what is going on with Bubba's. Permission was given to shore it up. Mr. O'Mahoney replied that they are going into Phase Two shortly. All the structural repairs are done and they are re-roofing which is the last item in Phase One. They plan to pick up the permit application for Phase Two from Dominick this week and file it next week.

Mr. Hyer addressed the Board, as follows: we had previously approved the whole Site Plan. The Walkway is in the original Site Plan but what wasn't done was the details being fleshed out. They have come back tonight with the information on construction

materials and answers on the lighting that we asked for. As these are not changes of substance and, as we have already approved the Site Plan, you can just acknowledge and accept these as additional fleshed out details to the Site Plan. The Mayor made a motion that what was presented this evening be accepted as an addition to the original approved Site Plan. Trustee Kline seconded. All in favor, motion carried.

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

Minutes submitted by Catherine Palmieri, Deputy Clerk.

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Lee McGunnigle, Mayor