

The regular meeting of the Planning Board was called to order by Chairperson Jim Nakas, April 17, 2001 at 7:05 PM.

Members present:	Jim Nakas	Chairperson
	Andy Peebles	Board Member
	Rick Markoff	Board Member
Others present:	John Langey	Town Attorney

The minutes were approved as written.

CASE #268 --Appeal of Kenneth & Bess Oschner for a minor subdivision between

Newell Hill Road and Clark Hollow Road in an agricultural residential district Attorney Maureen Perrin represented the applicant. This would be a 2 lot subdivision one lot to be

4.15 acres and Lot B would be 2.11 acres. Two driveways located on one lot.

Board Member Andy Peebles had concern as to the safety of the two driveways on one lot. The road is a town road therefore the board asked Attorney Perrin to contact

Highway Superintendent on this matter .

Motion by Rick Markoff that the board declare themselves lead agency in the SEQOR process, to declare a negative declaration, this is an unlisted action and to approve the application with conditions:

1. That a preliminary and final plan be submitted
2. perc to be completed
3. driveways be reviewed by the Town Highway Superintendent.

Seconded by Andy Peebles, passed unanimously.

Leon Cook Highway Superintendent came into meeting and stated that he had put the driveways in and they were OK.

MARK DRUMM: request for a controlled site approval for a new State Trooper's Barracks on Route 11, approximately two miles north of the intersection of Route 11 and 20 in an industrial district. Property previously owned by Herbert Brodt.

Applicant has DOT approval, perc were done 2 weeks ago will have approval by next meeting.

Applicant has letter from Grandvale Realty that applicant Mark Drumm is proposed purchaser .

Front of building to be brick the remaining sides to be clapboards.

Road access was discussed. Road currently shared by Headstart, the Grandvale apartments.

Public Hearing to be next month.

ALLIANCE BANK: request for a subdivision would like to sell parcel to PEACE. Alliance Bank is the owners of the apartments on Route 11 N. PEACE and the apartments would share Septic and well.

Applicant is willing to sign an agreement to hold the Town harmless concerning road use. Applicant attorney John Sidd will look into an easement between Grandvale

Apartments, PEACE, Brodt and Drumrn all to use the road. Public Hearing to be next month.

EARL DOUPE for a controlled site approval to allow a fish hatchery on Apulia approximately 2 miles south of the intersection of Apulia Road and Route 20 on the west side of Apulia Road. This is considered a farming operation therefore does not need an area variance. Agricultural in nature.

Most of business would be done over the internet. Would like six ponds 16' by 30', which would cascade into each other. They already have one pond. Fish raised for stocking of ponds. There would be no chemicals used. Do not need DEC permit. Application to be sent to the Town Engineer for input.

Two employees self and wife. Hours of operation would be 12:00 PM -8:00 PM. Need to have lighting plan, parking and signage.

SKETCH PLAN CONFERENCE: request of Robert King for a minor subdivision on Cascade Road and Apulia Road in an agricultural residential district. Would like to subdivide 18 acres into 2 lots of approximately 9 acres. Has septic approval from DOH. Needs a subdivision map.

SKETCH PLAN CONFERENCE: Mike Arnidon for a subdivision. Attorney Perrin attorney for applicant presented plans. Would like to purchase land that is in his Father's Estate, neighboring his property. Attorney Perrin asked if a deed map could be used. It would be very costly to have a survey done. The land is on a steep grade and the railroad tracks are to the rear of property .The land has not a great amount of value. Attorney Perrin will contact the County to see if they accept a deed map.

SKETCH PLAN CONFERENCE: Andrea King seeking a controlled site approval to allow a home business at 5968 Route 20. About 600 feet west of the intersection of Route 11 and 20 in the hamlet district. Would like a law practice. There would be no employees and there is parking for 3 cars. Would like a small freestanding sign. Sign would not be lighted.  
Public Hearing next month.

SKETCH PLAN CONFERENCE: Attorney Perrin representing applicant. Rookey property on Apulia Road. Mrs. Rookey now deceased willed property to son. They would like to sell the 18 acres. The subdivision occurred by law when property was disposed of by will. Map would need to be prepared.

Motion for adjournment by Andy Peebles, seconded by Rick Markoff, passed unanimously

Meeting adjourned at 8:50 PM.

Respectfully submitted,  
Peggy Sutton