

**Minutes  
Warrensburg Planning Board  
November 6, 2014**

**Board Members Present:** David Spatz, Danielle Robichaud, Shale Miller, Laura Moore, John Franchini

**Others Present:** Rick and Kathy Galusha, Kylie ?, Laurie Marchaland, Eric Bott, Robert Griffin, Patti Corlew and Chris Belden (Zoning Administrator)

**Meeting Commenced at 7:02 p.m.**

Mr. Miller - ...Warrensburg Planning Board meeting of November 6, 2014 at 7:00 p.m. It's a special meeting night because of the Election. ...to order. We have four people here. Hopefully our other member will be showing up momentarily. Old business, we have a public hearing. I'm going to open the public hearing now. It's 7:03, 4. For subdivision 2014-5, tax map #210.12-1-12.12, 3971 Main Street. The applicant is Richard Galusha/GB Properties, to allow a two lot subdivision. Rick, do you want to give us a quick... A couple people showed up so you want to...

Mr. Galusha - Okay.

Mr. Miller - ...give them a description of what's going on and... You'll probably have to step up to the mike here so everybody can hear you.

Mr. Galusha - Basically it breaks the property in half. We've been trying to sell it in one chunk and haven't had much luck, so we're going to break it in half and hopefully we can sell either the front or the back half. We've had (inaudible) kickers on both ends and nobody wanted the whole thing. That's about it.

Mr. Miller - Does anybody have any questions? You want to look at the maps or anything?

Ms. Marchaland - The subdivision, I don't know what that stands for. Does that mean it can be sold as a commercial lot, residential, apartments? What are we looking at?

Mr. Miller - It's zoned commercial, right?

Mr. Belden - Yes. Well... Yeah.

Mr. Miller - There's no residential possibilities.

Mr. Belden - There could be some residential within 250 feet of the center line of Route 9, but...

Ms. Marchaland - Would that be a one family dwelling or would that be a multiple family dwelling (inaudible) allowed?

Mr. Belden - Well, it would up to six, six units, but it would only be within a certain distance of, of Route 9.

Ms. Marchaland - Which means it would be towards the back half?

Mr. Belden - Nope. From the, up where the physical therapy office is, that end of it. They're, they're breaking the lot...

Mr. Miller - Breaking the lot in half. You want to take a look at the map? It would probably actually be better if you stepped over there. (Tape inaudible; several people looking at the map and talking).

Mr. Galusha - Two commercial lots, correct.

Mrs. Moore - And this will have access (inaudible). (Tape inaudible).

Mr. Galusha - ...residential back here.

Ms. Marchaland – (Inaudible) because we already have a large apartment complex here. We have a multi-family dwelling that's already for sale, so what I don't want to see is this lot split in two and then two not great apartment complexes come in and look terrible in five years or under and ruin my house value.

Mr. Belden – I think he has expectations to develop, right?

Ms. Marchland – Develop into..?

Mr. Galusha – (Inaudible).

Mr. Belden – And then... Well, when I was talking about residential was we had a provision in the zoning code where within 250 feet of the center line...

Ms. Marchaland – (Inaudible).

Mr. Belden – ...so back from the center line...

(Tape inaudible).

Ms. Marchaland – (Inaudible) be here.

Mr. Belden – So within that area you could, you could put residential, but I mean, but you could also put commercial, commercial industrial uses in there.

Mr. Miller – The thing is, there's, there's certain allowed uses for the lots.

Ms. Marchaland – Yeah, I knew that. I just didn't know what they were.

Mr. Miller – That's where we're at.

Mrs. Corlew – Yeah, there's a different array of them in that area.

Mr. Galusha – This is (inaudible).

Ms. Marchaland – I think it's actually our neighbor's fence.

Mr. Galusha – This fence going along your property line here?

Ms. Marchaland – Yes.

Mr. Galusha – There's a stockade fence.

Ms. Marchaland – Yeah.

Mr. Galusha – It's actually over on to us (inaudible). That's not a big issue. I just wanted you to be aware of it.

Mr. Bott – (Inaudible) fence around here (inaudible) ten feet and (inaudible).

Mr. Galusha – If, I think if you look out here, you'll find a stake. There's, there's a pin out here and it is a lot closer, but nobody's going to, at this time, holler. I just wanted you to be aware that that's what it was. Now this is going to be a...

(Tape inaudible).

Mrs. Moore – Just for the record, you need to say your name.

Ms. Marchaland – (Inaudible).

Mrs. Corlew – Yeah, I don't know their names, so...

Ms. Marchaland – Do you want me to just come over and spell it for you, would that be easier?

(Tape inaudible).

Ms. Marchaland – Laurie Marchaland.

Mrs. Corlew – Okay. You can spell your last name for me.

Ms. Marchaland – M A R C H A L A N D.

Mr. Belden – The only thing I didn't...

Mrs. Corlew – And your name?

Mr. Belden – I'm sorry.

Mr. Bott – Eric Bott, B O T T.

Mrs. Corlew – Thank you.

Mr. Miller – His name's right on the lot.

Mrs. Corlew – Okay.

Mr. Belden – The only other thing I guess I didn't mention was we do permit in that zoning district senior housing, but there's an age restriction on the units. It, ya know, so... So there is, there are some residential uses permitted in that area, but not, ya know... I think no, no younger than 55 years old.

Mr. Miller – Not a 250 unit apartment complexes (inaudible)?

Mr. Belden – Not with... I mean there... I don't know exactly what, how many units they could get on that lot there, but...

Ms. Marchaland – (Inaudible). It's not that huge.

Mr. Miller – Also, anything, anything that would go on there is subject to site plan review.

Mr. Belden – Hm hm.

Mr. Miller – So there would be...

Ms. Marchaland – Storage lockers aren't, don't always attract the best crowds. ...Especially when I'm home alone.

Mr. Miller – Well, they'll be, I believe they'll be fenced in.

Mr. Belden – It would require a site plan for the storage units anyways so... Most uses in that area are going to require a site plan.

Mr. Galusha – This is only for a subdivision. Whatever goes in there is going to have...

Mr. Miller – Yeah.

Mr. Galusha – ...to come back here and you'll be notified again.

Ms. Marchaland – Thank you.

(Tape inaudible).

Mr. Miller – Anybody else have any questions? Bob? I'm going to close the public hearing and then take questions from the Board. So I close the public hearing at 7:10. Can I get a motion?

Mr. Spatz – I make a motion.

Mr. Miller – Seconded?

Mrs. Robichaud – Second.

Mr. Miller – All those in favor.

#### **RESOLUTION #2014-28**

Motion by: David Spatz

Second by: Danielle Robichaud

**RESOLVED**, to close the public hearing at 7:10 for application SUB# 2014-5 by Richard Galusha/GB Properties, for a two lot subdivision.

**DULY ADOPTED ON THIS 6<sup>TH</sup> DAY OF NOVEMBER, 2014 BY THE FOLLOWING VOTE:**

Ayes: David Spatz, Danielle Robichaud, Shale Miller, Laura Moore, John Franchini

Nays: None

Mr. Miller – Alright, now any questions for the applicant from the Board?

Mrs. Moore – Accessible to sewer and water? Is it (inaudible)?

Mr. Galusha – It has sewer and water.

(Tape inaudible).

Mr. Galusha – Well, the water is off Grand Ave. You can see there's a sewer main. It goes down and across (inaudible).

Mr. Miller – Dave?

Mr. Spatz – No, I think I'm all set.

Mr. Miller – Alright. Can I (inaudible) SEQRA or nothing, right?  
(Tape inaudible).

Mr. Miller – Do we have a short form SEQRA or anything we have to do to this or?

Mr. Belden – We should have, but I didn't see it in our packets. I don't know if it got...

(Tape inaudible).

Mrs. Moore – It should be an unlisted for SEQRA.

Mr. Belden – Hm hm.

Mrs. Moore – (Inaudible).

Mr. Belden – Yep.

Mrs. Moore – ...no adverse environmental impacts associated with the project as proposed.

Mr. Miller – Can I get a second?

Mrs. Robichaud – I'll second.

Mr. Miller – All those in favor.

**RESOLUTION #2014-29**

Motion by: Laura Moore

Second by: Danielle Robichaud

**RESOLVED**, to deem application SUB# 2014-5 by Richard Galusha/GB Properties, tax map #210.12-1-12.12, located at 3971 Main Street, as an unlisted action under SEQRA review; therefore there is no adverse impacts associated with this project.

**DULY ADOPTED ON THIS 6<sup>TH</sup> DAY OF NOVEMBER, 2014 BY THE FOLLOWING VOTE:**

Ayes: David Spatz, Danielle Robichaud, Shale Miller, Laura Moore, John Franchini

Nays: None

Mr. Miller – Alright, now can I get a motion to approve the subdivision 2014-5, tax map 210.12-1-12.12?

Mr. Spatz – I make a motion we approve the subdivision.

Mr. Miller – Second?

Mr. Franchini – I'll...

Mr. Miller – Second? All those in favor.

**RESOLUTION #2014-30**

Motion by: David Spatz

Second by: John Franchini

**RESOLVED**, to approve application SUB# 2014-5 by Richard Galusha/GB Properties, tax map #210.12-1-12.12, located at 3971 Main Street, to allow a two lot subdivision.

**DULY ADOPTED ON THIS 6<sup>TH</sup> DAY OF NOVEMBER, 2014 BY THE FOLLOWING VOTE:**

Ayes: David Spatz, Danielle Robichaud, Shale Miller, Laura Moore, John Franchini

Nays: None

Mr. Miller – Alright. No communications. Anybody got anything? No?  
Comments? Okay. Alright. Can I get a motion to adjourn?  
Mr. Spatz – I make a motion we adjourn.  
Mrs. Robichaud – Second.

Motion by David Spatz, second by Danielle Robichaud and carried to  
adjourn Planning Board meeting of November 6, 2014 at 7:13 p.m.

Respectfully submitted,

Patti Corlew  
Recording Secretary

Pb11062014

**RESOLUTION #2014-28**

Motion by: David Spatz  
Second by: Danielle Robichaud

**RESOLVED**, to close the public hearing at 7:10 for application SUB# 2014-5 by Richard Galusha/GB Properties, for a two lot subdivision.

**DULY ADOPTED ON THIS 6<sup>TH</sup> DAY OF NOVEMBER, 2014 BY THE FOLLOWING VOTE:**

Ayes: David Spatz, Danielle Robichaud, Shale Miller, Laura Moore,  
John Franchini  
Nays: None

**RESOLUTION #2014-29**

Motion by: Laura Moore  
Second by: Danielle Robichaud

**RESOLVED**, to deem application SUB# 2014-5 by Richard Galusha/GB Properties, tax map #210.12-1-12.12, located at 3971 Main Street, as an unlisted action under SEQRA review; therefore there is no adverse impacts associated with this project.

**DULY ADOPTED ON THIS 6<sup>TH</sup> DAY OF NOVEMBER, 2014 BY THE FOLLOWING VOTE:**

Ayes: David Spatz, Danielle Robichaud, Shale Miller, Laura Moore,  
John Franchini  
Nays: None

**RESOLUTION #2014-30**

Motion by: David Spatz  
Second by: John Franchini

**RESOLVED**, to approve application SUB# 2014-5 by Richard Galusha/GB Properties, tax map #210.12-1-12.12, located at 3971 Main Street, to allow a two lot subdivision.

**DULY ADOPTED ON THIS 6<sup>TH</sup> DAY OF NOVEMBER, 2014 BY THE FOLLOWING VOTE:**

Ayes: David Spatz, Danielle Robichaud, Shale Miller, Laura Moore,  
John Franchini  
Nays: None