

**Minutes  
Warrensburg Planning Board  
April 20, 2010**

**Board Members Present:** David Spatz, Laura Moore, Shale Miller, Joyce Harvey, Art Healy

**Others Present:** Danielle Robichaud (Alternate PB Member), Pamela Whitacre, Chris Belden (Zoning Administrator)

**Meeting Commenced at 7:10 p.m.**

Mr. Miller - Okay, I'd like to call this meeting of the Planning Board, April 20, 2010. We have quorum. We need to... ..approval of the minutes of the previous meetings, February 16th and March 3rd of 2010. Anybody have any comments on those?

Mr. Healy - I make a motion we accept.

Ms. Harvey - I'll second.

Mr. Miller - All those in favor.

**RESOLUTION #2010-9**

Motion by: Art Healy

Second by: Joyce Harvey

**RESOLVED**, to approve Planning Board minutes of February 16 and March 3, 2010 (without correction).

**DULY ADOPTED ON THIS 20<sup>TH</sup> DAY OF APRIL, 2010 BY THE FOLLOWING VOTE:**

Ayes: David Spatz, Laura Moore, Shale Miller, Joyce Harvey, Art Healy

Nays: None

Mr. Miller - Okay, (inaudible). Okay, new business, tonight we have a site plan review, SPR 2010-2 for tax map 211.9-3-11. Applicant is Pam Whitacre of Tax Express. That's you?

Ms. Whitacre - That would be me.

Mr. Miller - Okay. Can you step up and give us a quick rundown of what you're doing and...? Got to do it. State your name.

Ms. Whitacre - Okay. My name is Pamela Whitacre. I am also Tax Express. The only thing we're doing is moving our office from one location on Main Street to another.

Mr. Miller - Hm hm. Just so you understand, site plan review is required just because it's a change of use. It's going from one use, which was the video store to an office setting (inaudible). I think it's a great use for the building myself.

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Mrs. Moore - Are you going to use the whole building or are you using..? How much of the building..?

Ms. Whitacre - Just part of it.

Mrs. Moore - Okay. Are you using just the downstairs aspect?

Ms. Whitacre - Yes.

Mrs. Moore - And you're using all of the downstairs or just..?

Ms. Whitacre - Not all of downstairs, no.

Mrs. Moore - Do you know how much..?

Ms. Whitacre - Most of it.

Mrs. Moore - Do you know a square footage that you're going to lease?

Ms. Whitacre - I have no idea.

Mrs. Moore - Okay. You're working an arrangement out with your..?

Ms. Whitacre - With Jack, yeah.

Mrs. Moore - Okay.

Mr. Spatz - You're pretty much sharing that location with someone else?

Ms. Whitacre - I have no idea. I just know I didn't want the whole thing.

Mrs. Moore - Okay. Are you going to utilize...

Ms. Whitacre - (Inaudible).

Mrs. Moore - (Inaudible) square feet.

Ms. Whitacre - That's small; that's not right.

Mrs. Moore - No.

Ms. Whitacre - I'll found out for sure.

Mrs. Moore - Okay. Are you going to use, utilize the sign space that's already existing?

Ms. Whitacre - Yes.

Mrs. Moore - Okay.

Mr. Miller - I was looking at that. You can almost just get rid of everything...

Ms. Whitacre - I know.

Mr. Miller - ...but Express.

Ms. Whitacre - I thought about it.

Mr. Miller - Same parking as the other business (inaudible)?

Mrs. Moore - Are you going to do any exterior changes?

Ms. Whitacre - Not a one.

Mrs. Moore - Okay.

Mr. Miller - Normal working hours, nine to five? That kind of thing?

Ms. Whitacre - Not really. It's only going to be for three and a half months, the nine to nine.

Mr. Miller - Okay. Alright, during... Any other questions?

Mr. Healy - I have no questions.

(Inaudible).

Mrs. Moore - I don't have questions.

Mr. Miller - All set?

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Mrs. Moore - Hm hm.

Mr. Miller - Okay. Can I get a motion to approve?

Mr. Healy - I make a motion site plan review tax map 211.9-3-11, 3870 Main Street, to allow conversion of a retail establishment to a professional office be accepted.

Mr. Spatz - I'll second that motion.

Mr. Miller - All those in favor.

**RESOLUTION #2010-10**

Motion by: Art Healy

Second by: David Spatz

**RESOLVED**, to approve application SPR #2010-2 by Pamela Whitacre for Tax Express, for tax map #211.9-3-11, located at 3870 Main Street, to allow conversion of a retail establishment to a professional office.

**DULY ADOPTED ON THIS 20<sup>TH</sup> DAY OF APRIL, 2010 BY THE FOLLOWING VOTE:**

Ayes: David Spatz, Laura Moore, Shale Miller, Joyce Harvey, Art Healy

Nays: None

Mr. Miller - All set. Good luck.

Mr. Spatz - Thank you very much, Mrs. Whitacre.

Ms. Whitacre - Thank you.

Mr. Miller - The next order is set a public hearing for subdivision 2010-2 for tax map 210.1-1-15, 231 Hudson Street. The applicant is Camp Echo Lake, to allow a two lot subdivision. Our next meeting is, what the 18<sup>th</sup>?

Mrs. Moore - The 18<sup>th</sup>.

Mr. Miller - Coming off the soccer field or is it wooded there? Okay.

Mrs. Moore - (Inaudible).

Mr. Miller - Yeah, it's pretty wooded 'cause Tony's house is... I know that. I did some work on that house, so that's wooded all through there. They must be hacking it out of the, the woods, trees.

Mrs. Moore - I did have some questions about the project. And it says it's connecting to the water line and (inaudible) ask if the Water Department can provide us a letter saying that that's okay.

Mr. Miller - Okay. Can they go through your office?

Mr. Belden - I'll ask him.

Mrs. Moore - Okay.

(Tape inaudible; people talking at once).

Mr. Belden - I'm sorry, what? Just a letter..?

Mrs. Moore - A letter saying that this, there's...

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Mr. Miller - That the line goes that far and that it should be...  
(Tape inaudible; people talking at once).

Mr. Healy - ...goes all the way past there, yes, have to have something from Galusha.

Mrs. Moore - To connect it to the... He wants to connect a residential to the water, the existing water line. And I just want to make sure that is one, where (inaudible) that it's okay.

Mr. Belden - Actually the proposed house on there is just that, it's just a proposed, just to show where a house could fit on there. They're not...

Mr. Miller - Right, yeah.

Mr. Belden - They're not going to put a house on that just immediately.

Mrs. Moore - Right. The other comment is that I know there's a lot that's cut out adjacent to it and I'm curious if there is, there might be an overall plan for him... 'Cause this particular lot is inconsistent with the adjoining lot. So if there's going to be future subdivisions on his property, which I don't, ya know, I don't see any issues with, I'd rather see...

Mr. Miller - Yeah, this was done years ago. I mean, early 70's.

Mrs. Moore - Right. So I'm just curious if that was... If he's planning on doing more or it's just a general question. It's not a pinpoint question. It's just ya know...

Mr. Miller - I would doubt it. I don't know what his... We'd have to ask him what his purpose is behind this. If he's not putting a house on it right of way, then, maybe he's just trying to get it ready for something else.

(Tape inaudible; people talking at once).

Mr. Miller - I think so. It must be right along the end there.

Mrs. Moore - Yep.

Mr. Spatz - There's another house tucked back in there.

Mrs. Moore - Right.

Mr. Spatz - Just behind the fence, I believe.

Mrs. Moore - Yep.

Mr. Miller - Yeah, that's Quintoni's, yeah.

Mr. Healy - This is all proposed though, right, as far as the driveway goes and the house?

Mr. Miller - Yeah, like he said, it's not, there's no actual house going to be built right now.

Mr. Belden - We have a representative here, if you'd like him to...

Mr. Miller - Oh, we do?

Mr. Belden - ...ask him, answer any questions. You, you're here for the subdivision?

Unknown - No.

Mr. Belden - No? Okay.

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Mr. Miller - Nope.

Mrs. Moore - That's alright.

Mr. Healy - Well, I was just thinking about cutting into the highway. That's all. That's what I was thinking of. But if it's only proposed, it won't even be a problem, I don't feel.

Mr. Miller - Yeah, and there's no curb there at all.

Mr. Healy - No.

Mr. Miller - So...

Mrs. Moore - No site distance issues or anything like that?

Mr. Miller - Right, right down through there.

Mrs. Moore - Okay.

Mr. Miller - It's almost...  
(Tape inaudible).

Mr. Miller - Yeah, it's right across from where Brian Lace used to live, right up through there.

Mrs. Moore - Okay, yep.

Mr. Miller - Where he still lives, I guess. But... There's a bunch of houses on the opposite side of the street.

Mrs. Moore - Right.

Mr. Healy - What's that, Meadowlark? Meadow Way or something?

Ms. Harvey - Meadowlark.

Mr. Miller - No, it's past that. It's...

Mr. Spatz - Yeah, it's past the conservation office.

Mr. Miller - Yeah.

Mr. Healy - By the DEC?

Mrs. Moore - Yes.

Mr. Miller - Just passed it, yep.

Mr. Healy - That's what I thought.

Unknown - Okay.

Mrs. Moore - So that was just my question. So I didn't (inaudible).

Mr. Miller - So motion to set a public hearing for next, our next meeting.

Mr. Spatz - Make a motion we set a public hearing for March...

Mrs. Moore - May.

Mr. Spatz - May 18<sup>th</sup>.

Mrs. Moore - I'll second that.

Mr. Miller - All those in favor.

**RESOLUTION #2010-11**

Motion by: David Spatz  
Second by: Laura Moore

**RESOLVED**, to hold a Public Hearing on May 18, 2010 at 7:00 p.m. for subdivision application SUB #2010-2 , by Echo Lake Camp, for tax map

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#210.1-1-15, located at 231 Hudson Street, to allow a two lot subdivision.

**DULY ADOPTED ON THIS 20<sup>TH</sup> DAY OF APRIL, 2010 BY THE FOLLOWING VOTE:**

Ayes: David Spatz, Laura Moore, Shale Miller, Joyce Harvey, Art Healy

Nays: None

Mr. Miller - Alright. And we have a negative declaration from the Town on the lot to Stewart's. No potential large impacts were identified as a result of the proposed amendment. All the moderate impacts related to the physical change of the project site (inaudible) storm water management system location contiguous to a historic site, potential increase in traffic congestion (inaudible) for future projects. Creation of employment were considered and determined not to be significant. I did hear today that they did do a traffic study which will be available when we come in when they finally do submit, I guess. (Inaudible) they're on for next month. Is that the plan?

Mr. Belden - That, that's their plan. They haven't submitted yet though.

Mr. Miller - Okay. Did you have any..?

Mrs. Moore - Other than to just reiterate that on April 27<sup>th</sup>, we're going to a visioning workshop with ELAN, the consultant. We've been going through that process with the comprehensive plan program, and that there will be flyers out, coming out this week or shortly to announce that.

Mrs. Robichaud - What time?

Mrs. Moore - It starts at 6:30 and it will be at the elementary school.

Mr. Miller - Okay. I don't have anything. Do you want to talk about Stewart's next week or..? Public hearing or no public hearing (inaudible) everybody's feelings are on that?

Mrs. Moore - We should wait until they decide to submit.

Mr. Miller - Okay.

Mrs. Moore - I guess.

Mr. Miller - Alright.

Mrs. Moore - Let's wait until they submit and then we can determine...

Mr. Miller - Yep.

Mrs. Moore - ...as to whether we need one.

Mr. Miller - Alright, can I get a motion to adjourn?

Mr. Spatz - I make a motion we adjourn.

Ms. Harvey - I'll second.

Mr. Miller - All those in favor.

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Motion by David Spatz, seconded by Joyce Harvey and carried to adjourn the Planning Board meeting at approximately 7:25 p.m.

Respectfully submitted,

Patti Corlew  
Recording Secretary

Pb04202010

**RESOLUTION #2010-9**

Motion by: Art Healy  
 Second by: Joyce Harvey

**RESOLVED**, to approve Planning Board minutes of February 16 and March 3, 2010 (without correction).

**DULY ADOPTED ON THIS 20<sup>TH</sup> DAY OF APRIL, 2010 BY THE FOLLOWING VOTE:**

Ayes: David Spatz, Laura Moore, Shale Miller, Joyce Harvey, Art Healy  
 Nays: None

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 Second by: David Spatz

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