

**Minutes
Warrensburg Planning Board
February 16, 2010**

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

Others Present: Lynn Smith (Alternate Planning Board Member), Al Smith, Ruth Fruda, Jean Hadden, Fred Witz, Theresa Whalen, Gary Rounds, David Cederstrom, Peter Haggerty, Peggy Knowles, Kathy Galusha, John Alexander, Patti Corlew, Chris Belden (Zoning Administrator) and a few others

Meeting Commenced at 7:00 p.m.

Mr. Miller - ...to call this meeting to order, town Planning Board, February 16, 2010. We have quorum. We have... Can I get a motion to approve the minutes from the previous meeting?

Mrs. Moore - I'll make that motion.

Mr. Healy - I second it.

Mr. Miller - All those in favor.

RESOLUTION #2010-4

Motion by: Laura Moore

Seconded by: Art Healy

RESOLVED, to approve Planning Board minutes of January 19, 2010 (without correction).

DULY ADOPTED ON THIS 16TH DAY OF FEBRUARY, 2010 BY THE FOLLOWING VOTE:

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

Nays: None

Abstention: David Spatz

Mr. Miller - Alright. Just so everybody knows, before we get into new business, I'm sure some of you are here about the Stewart's property moving. We are not going to have any public comment tonight. It's been sent down to us from the Town Board to get our referral. We are going to enter in, discuss it a little bit and then probably postpone it to a special meeting time between now and the next Planning or Town Board meeting. So that is what's going to happen tonight. So we're going to move onto new business and then that'll come later so if nobody wants to stay, you don't have to. You're welcome to though, but... So, new business, site plan SPR 2010-1 for tax map #197.-2-3, applicant is Fred Witz, 4 Seasons Storage. To allow applicant to construct addition to existing storage

buildings. Fred, you let everybody know what you're doing here a little bit or..?

Mr. Witz - I just want to add on to the existing...

Mrs. Moore - He needs to come up front?

Mr. Miller - Yeah, you gotta come up and...

Mrs. Moore - I'm sorry, you have to come up front.

Mrs. Corlew - You don't have to stand at the mike; you can sit down, but...

Mr. Miller - Right.

Mrs. Corlew - Can't hear (inaudible).

Mr. Witz - I want to add on to the existing garage for self-storage.

Ms. Harvey - Right there, and here?

Mr. Miller - (Inaudible), yeah.

Ms. Harvey - And here.

Mr. Miller - Both.

Mr. Witz - (Inaudible) add on the back (inaudible).

Mr. Miller - There's going to be garage doors on both sides, right?

Split down the middle?

Mr. Witz - Yep.

Mr. Miller - Yeah.

Ms. Harvey - Now, this existing well here, is that your water supply?

Mr. Witz - Yep.

Mrs. Moore - You're saying it's (inaudible) storage or self storage?

Mr. Witz - Self-storage.

Mrs. Moore - Okay. Are you going to have a gate system set up and lighting and things like that for security?

Mr. Witz - Yeah, it's all on that map right there. I've got about 10 pages (inaudible) APA and everything else on there...

Mrs. Moore - Are you going to use the existing drive, ya know, ya know, existing drive area?

Mr. Witz - Yeah.

Mr. Miller - Is it going to be heated?

Mr. Witz - No.

Mr. Miller - No? Okay.

Mr. Witz - No.

Mrs. Moore - Are you going to have a sign? It's under discussion.

Mr. Witz - Well, if I can get through the 20 pages of APA rules and regulations on that, as it, as it goes right now, probably hooked to the building.

Mr. Miller - (Inaudible) more restricted.

Mrs. Moore - Okay.

Mr. Miller - Pretty much.

Mr. Spatz - Will there be outside storage, Fred, in the area, like boats, that kind of thing? (Mr. Witz shook his head no) No?

Ms. Harvey - Are you going to have a fence around the property?

Mr. Witz - No. Actually there, there's ledge on one side and then there's, it's basically all tree lines around the whole thing.

Mr. Miller - Yeah, your current one isn't fenced in, right?

Mr. Witz - No.

Mrs. Moore - Is your main access going to be Route 9 or are you going to access part of the...

Mr. Witz - Route 9.

Mrs. Moore - ...Route 9? Are you going to have any access to Rocky Ridge or?

Mr. Witz - No.

Mrs. Moore - Same height and same configuration?

Mr. Witz - Actually it'll be lower than the existing height.

(Tape inaudible).

Mr. Miller - Shed roof's off here, shed roof's off here and this is the pitched roof right here? Metal?

Mrs. Moore - Metal pitched (inaudible).

Mr. Miller - Right?

Mr. Witz - Yeah.

Mr. Miller - Yeah. Low pitch (inaudible).

Mr. Spatz - How many units (inaudible) put in there, Fred?

Mr. Witz - 40; 20 in the back and 10 on each side.

Mrs. Moore - 40 total? 40 total for the site?

Mr. Witz - Right.

Mrs. Moore - Okay. You're not going to do any other clearing up front?

Mr. Witz - (Inaudible) plant more trees in there.

Mrs. Moore - Okay. Just curious. Is that... Do you think that's an APA suggestion or is that..?

Mr. Witz - Yeah, it is.

Mrs. Moore - Okay. Alright. That... Okay.

Mr. Spatz - Do you plan on paving the area right away? No? Okay.

Mr. Miller - Tell Patti to...

Mrs. Moore - So if the board was thinking that it should be consistent with any APA recommendations. Is that..?

Mr. Witz - Basically that is (inaudible) what they wanted.

Mr. Miller - Comply with their... They're going to be more stricter than anything we're going to come up with.

Mrs. Moore - Okay.

Mr. Witz - (Inaudible) site plan on it already. So they're waiting for yours to (inaudible).

Mrs. Moore - And I, I guess I just want to... If that's acceptable to you, we don't have any other comments or conditions and that way it gives support to you, for your completion, for your submission to the APA and getting through their process, is my thought.

Mr. Miller - Yeah, we're not... Yeah, if we don't have anything more than what they would ask for, then what (inaudible) do. Certainly looks better up there than it did before.

Mr. Spatz - It will. (Inaudible) other properties.

Mrs. Moore - Okay.

Mr. Miller - You all you set?

Mrs. Moore - I'm all set.

Mr. Miller - Okay. We don't really have any conditions?

Mrs. Moore - I'll make a motion... I'm sorry. (Inaudible) okay. I'll make a motion to..

Mr. Healy - You're doing good.

Mrs. Moore - I'll make a motion to approve site plan 2010-1, tax map is 197.-2-3, 4397 Route 9. Applicant is Fred Witz, to allow applicant to construct addition to existing storage buildings; addition is more than 25% square footage than the existing building.

Mr. Healy - I'll second it.

Mr. Miller - All those in favor.

RESOLUTION #2010-5

Motion by: Laura Moore

Seconded by: Art Healy

RESOLVED, to approve application SPR #2010-1 by Fred Witz, for tax map #197.-2-3, located at 4397 Route 9, to allow construction of additions to the existing storage buildings (the additions total more than 25% square footage than the existing building).

DULY ADOPTED ON THIS 16TH DAY OF FEBRUARY, 2009 BY THE FOLLOWING VOTE:

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

Nays: None

Mr. Spatz - Thanks, Fred. Okay, moving on. (Inaudible).

Mrs. Moore - (Inaudible) provide the board with information that I understand was forwarded to the Planning and Zoning office is that the applicant is still communicating with the Town Board in reference to establishing lead agency at the Town Board level because the action is considered a Type I. The applicant is to complete a Long Environmental Assessment Form.

Mr. Miller - Okay.

Mrs. Moore - So this, what this provides the Planning Board is an opportunity at... This meeting is to come up with either some directive questions that we can forward to the Planning and Zoning Office and that way it's directed to the applicant. So and then if we need, if we feel there's an opportunity to schedule a special meeting which you mentioned before, we can do that.

Mr. Miller - Hm hm.

Mrs. Moore - And that way the applicant has some information prior to attending our meeting. So..

Mr. Miller - Okay.

Mrs. Moore - Is that accurate, that they can't... They weren't attending tonight.

Mrs. Corlew - Right.

Mrs. Moore - Is that right?

Mrs. Corlew - Right.

Mr. Miller - You guys understood that? Have you heard that, the board?

Unknown - Yeah.

Mr. Miller - Okay. Alright, well basically we've been asked to, for a recommendation from our board to the Town Board on this project. Basically to change a portion of the property from Professional/Multi-Family - Hamlet Commercial, which basically means what was there before, which was the post office or, or a lawyer's office or that kind of thing, to main street commercial, Hamlet Commercial, which would give you a multiple, different uses. Again, we actually have a little more time now because of that so. I know everybody's kind of looked over this. We've had it for a week or so, since we got our other thing, but and I certainly have some questions and concerns that will relay to, back to Stewart's. Did anybody else have anything that they wanted to bring up specifically? Did anybody else have anything that they wanted to bring up specifically about this right now or?

Mrs. Moore - I guess... I just want to make sure the board understands that the zoning currently is, they're wishing to, to go through hamlet commercial, I just would encourage you to look at your, your zoning book and understand what uses are permitted in there versus what uses are permitted in the Professional Multi-Family, so it just gives some guidance to the board members to make sure that they're aware of what the difference of uses that are allowed in each zone, and understanding the neighborhood area.

Mr. Miller - I guess I have a question. Is, how did it get to that, to be like that?

Mrs. Moore - A split zone?

Mrs. Corlew - The lots were two lots.

Mr. Miller - Okay.

Mrs. Corlew - (Inaudible) two lots. So...

Mr. Miller - When did they become one?

Mrs. Corlew - ...the lot that fronts on Main Street has always been Hamlet Commercial.

Mr. Miller - Right.

Mrs. Corlew - And the other lot has always been Professional/Multi-Family. It was merged in '07. ...by Hudson Headwaters.

Mr. Miller - Through this Board?

Mrs. Corlew - Hm?

Mr. Miller - Through this Board or just by...

Mrs. Corlew - It didn't have to go through a board.

Mr. Miller - That's what I thought. Okay, alright.

Mrs. Moore - Okay. I guess if, if we're not, if we don't have any specific questions. If you come up with questions as board members, I'd to give 'em, those questions to Chris and then Shale and I can come up with a conducted list.

Mr. Miller - Hm hm.

Mrs. Moore - And then probably and share it with Stewart's if that's okay. Is that..?

Mr. Spatz - That's fine.

Mrs. Moore - Okay.

Mr. Miller - Yep.

Mrs. Corlew - Hudson Headwaters.

Mrs. Moore - Hudson Headwaters, I'm sorry.

Mr. Miller - Right, yeah. Right. Okay. Do we want to, at this time, set a special hearing, special date or do we want to wait until they get that, get their..

Mrs. Moore - The Long Environmental Assessment form done?

Mr. Miller - Yeah.

Mr. Healy - The Town Board's got a special meeting on March 11th.

Mrs. Corlew - Right.

Mrs. Moore - Right.

Mr. Healy - That's going to be an open hearing and they will determine... They were going to make the SEQRA and make the determination then from what I understand.

Mr. Miller - Alright. So we want to, we want to get back together before then.

Mr. Healy - That's right.

Mr. Miller - Right.

Mrs. Moore - So do you want a week before? Do you want to do it on..?

Mr. Miller - I think that would be enough, wouldn't it?

Mrs. Corlew - All I know... I checked with Sherryl...

Mrs. Moore - Oh, thank you.

Mrs. Corlew - ...and March 3rd is open.

Mrs. Moore - Okay.

Mrs. Corlew - This room is open on March 3rd; it's a Wednesday.

Mr. Miller - March 3rd.

Mrs. Moore - March 3rd.

Mr. Miller - That's fine with me.

Mrs. Moore - That's fine with me. Does that..?

Mr. Miller - Same time do we want to do it earlier, later?

Mrs. Corlew - It's open earlier if you want it.

Mr. Healy - What day is that?

Mrs. Moore - That's a Wednesday.

Mr. Healy - Wednesday?

Mrs. Moore - Hm hm.

Mr. Healy - Can't do it during the day. The Judge is here.

Mrs. Corlew - No, (inaudible) wait until seven.

Mr. Miller - Right.

Mrs. Corlew - If you want to have it earlier.

Mr. Healy - I don't care, Shale, as far as I'm concerned.

Mr. Miller - Yeah, I mean, I can do it at six if that's, or is that right in... That's right in the middle (inaudible). So, it doesn't matter to me.

Mrs. Moore - It doesn't matter. That's fine with me; 6:00 p.m.'s fine.

Unknown - (Inaudible) March 3rd?

Mr. Miller - Hm hm.

Mrs. Moore - So, I'll make a motion to schedule a special planning Board meeting on March 3rd to begin at 6:00 p.m. to discuss the referral from the Town Board for a petition for a zone change.

Mr. Spatz - I'll second that.

Mr. Miller - All those in favor.

RESOLUTION #2010-6

Motion by: Laura Moore

Seconded by: David Spatz

RESOLVED, to set a special Planning Board meeting for Wednesday, March 3, 2010 at 6:00 to discuss the referral from the Town Board for a petition for a zone change on Stewart Farrar Avenue.

DULY ADOPTED ON THIS 16TH DAY OF FEBRUARY, 2010 BY THE FOLLOWING VOTE:

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

Nays: None

Mr. Miller - (Inaudible). Okay, any communications?

Mrs. Moore - No.

Mr. Miller - Do you have any? No?

Mrs. Moore - No.

Mr. Miller - No, okay. Comments?

Mrs. Moore - I can tell you... Actually I could tell you one, for comments. On March, or the Comprehensive Plan meeting has been changed from February 23rd to March 2nd at 6:30 and that'll be at the elementary school in the conference room.

Mr. Miller - Okay.

Mrs. Moore - And we now have a consultant, Elan, and they will be guiding us through our public participation plan.

Mr. Miller - Sounds like your making progress.

Mrs. Moore - I am making... We are making progress as a town.

Mr. Miller - Okay. 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.

Motion by David Spatz, seconded by Joyce Harvey and carried to adjourn Planning Board meeting at 7:18 p.m.

Respectfully submitted,

Patti Corlew
Recording Secretary

RESOLUTION #2010-4

Motion by: Laura Moore
 Seconded by: Art Healy

RESOLVED, to approve Planning Board minutes of January 19, 2010
 (without correction).

DULY ADOPTED ON THIS 16TH DAY OF FEBRUARY, 2010 BY THE FOLLOWING VOTE:

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

RESOLUTION #2010-5

Motion by: Laura Moore
 Seconded by: Art Healy

RESOLVED, to approve application SPR #2010-1 by Fred Witz, for tax
 map #197.-2-3, located at 4397 Route 9, to allow construction of
 additions to the existing storage buildings (the additions total more
 than 25% square footage than the existing building).

DULY ADOPTED ON THIS 16TH DAY OF FEBRUARY, 2009 BY THE FOLLOWING VOTE:

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

RESOLUTION #2010-6

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