

**Minutes
Warrensburg Planning Board
April 1, 2014**

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

Others Present: Bud York, Jeff ?, Richard Coon, Diane Bunting, Bryan Rounds, Chris Belden (Zoning Administrator), Patti Corlew

Meeting Commenced at 6:30 p.m.

Mr. Miller – Okay, I call the Planning Board of the Town of Warrensburg to order on April 1, 2014. We have quorum. Approval of previous minutes, anybody have any comments on that? Last month. No? We're good?

Mrs. Moore – No. I'll make the motion to approve the minutes from March 4th.

Mr. Spatz – I'll second.

Mr. Miller – All those in favor.

RESOLUTION #2014-8

Motion by: Laura Moore

Second by: David Spatz

RESOLVED, to approve the Planning Board minutes of March 4, 2014 (without correction).

DULY ADOPTED ON THIS 1ST DAY OF APRIL, 2014 BY THE FOLLOWING VOTE:

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

Nays: None

Mr. Miller – That's done. Alright. New business; we need to set a public hearing for next month, for subdivision #2014-2, for tax map 210.20-2-8, Library Avenue. The applicant is Nathan and Cheryl York, to allow for a two lot subdivision. And that would be April..

Mrs. Moore – That would be May 6th.

Mr. Miller – Or May.

Mr. Belden – May 6th.

Mrs. Moore – May 6th.

Mr. Miller – May 6th, okay. 6th, okay. Can I get a motion to set the public hearing?

Mrs. Moore – Do you want to have him briefly describe it or?

Mr. Miller – Well, let's just do that and then we can talk about..

Mrs. Moore – Okay. Sure. I'll make a motion that we schedule the public hearing for subdivision #2014-2 for May 6th.

Mr. Spatz – I'll second it.

Mr. Miller – All those in favor.

RESOLUTION #2014-9

Motion by: Laura Moore

Second by: David Spatz

RESOLVED, to set a public hearing to be held on May 6, 2014 at 6:30 p.m. for application SUB #2014-2 by Nathan and Cheryl York, tax map #210.20-2-8, located on Library Avenue, to allow a two lot subdivision.

DULY ADOPTED ON THIS 1ST DAY OF APRIL, 2014 BY THE FOLLOWING VOTE:

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

Nays: None

Mr. Miller – So that'll be first thing that meeting. Okay. You guys want to tell us what you're, what you're doing, exactly?

Mr. York – Well, I have a little over, probably an acre and, close to an acre and a half. I want to subdivide the lot 'cause I've learned that that's what I had to do. My daughter's going to build a house on, on the property. So I got a surveyor, and you have a copy of the map. It's, I assume, in front of you.

Mrs. Moore – Yes.

Mr. York – What we decided was the easiest to do was to divide it in two lots, because if you notice there, I have six lots from the old, the turn of the century, that was, that lot was broken up to six lots, 73, 74, 75, 76, 77 and 78. Jim Hughes was my surveyor, and I was told that I needed at least 20,000 square feet to build a house on it. So he surveyed that out to just a little over 20,000 feet. So that lot #2 as you're seeing it on the map is the, the, the spot where my daughter's going to, and her future husband is going to build their house. I'd be glad to answer any questions that you have.

Mr. Miller – I have a question for Chris. Are those separate lots right now or is it all one lot?

Mr. Belden – No. The dotted, the dotted lines?

Mr. Miller – Yeah.

Mr. Belden – Those are showing the former lots.

Mr. Miller – Okay, so it's all just one lot now?

Mr. Belden – Yeah, it's all just one lot right now.

Mr. Miller – So we don't have to join those together or anything?

Mr. Belden – No.

Mr. Miller – Okay.

Mrs. Moore – Location of the driveway, is it closer to your house or is it closer to the highway?

Mr. York – The driveway for the new house?

Mrs. Moore – Yeah.

Mr. York – That is going to be, and I'll have Jeff step in here, but...

Mrs. Moore – Okay.

Mr. York – ...do you see on, do you see on the map where my driveway is, the paved driveway?

Mrs. Moore – Yes.

Mr. York – Do you see that? Alright, if you go down probably 150 feet right down the road, it's going to be in that vicinity somewhere on that lot #2. Is that right, Jeff?

Jeff – Hm.

Mr. York – So it's going to be on, on the main road the same as mine.

Mrs. Moore – Okay.

Mr. York – I don't think the town would want us putting a driveway off their water property.

Mrs. Moore – Probably not. That's why I asked. I just was curious where, where it might be.

Mr. York – Even though they, they've got their fence on my property. We're going to work that out.

Mrs. Moore – That doesn't surprise me. Okay.

Mr. York – We'll work that out. I already talked to Tom and Kevin. That's not a problem.

Mrs. Moore – Okay.

Mr. York – If you'll notice in that back corner where it says gate, you see the gate.

Mrs. Moore – (Inaudible) post, yeah.

Mr. York – So it's about 15 to 15 by 7 on there, but it's not a huge problem. I think what they're going to do is take the gate and move it out front to keep all traffic from going in there.

(Tape inaudible).

Mrs. Moore – Smart idea, yeah. Well, that's the only one I had, so. Okay.

Mr. York – Now, I was talking to Chris earlier, and he was talking about the setbacks. We went down and measured today. I don't think we have a problem with setbacks because the, from the roadside, Library, Library Avenue side, the end of the house is going to be about 40 to 45 feet away from the road, so we're good there. And from the town property, the town road, the house is going to be approximately 25 feet. Somewhere in that area, 22 to 25 feet. So I think we meet the setbacks.

(Tape inaudible; people talking at once).

Mr. Miller – I'm sorry. Go ahead.

Mrs. Moore – Go ahead.

Mr. Miller – That's still considered a side lot, from that driveway?

Mr. Belden – The town driveway?

Mr. Miller – Yeah.

Mr. Belden – Yeah. That would be a side lot there, yes.

Mrs. Moore – If you have an opportunity, if you have that sketch up of those distances and approximate location of the house, could you add that to our file?

Mr. York – Absolutely.

Mrs. Moore – Okay.

Mr. York – I'll put in anything else you want. Once we get the schematics for the house and everything, I'd be glad to, glad to put that in and give it to Chris and he can put it in the file.

Mrs. Moore – Just a footprint is fine.

Mr. York – Okay. Very good. Will do.

Mr. Miller – I don't have any questions, really. It's pretty simple.

Mrs. Moore – Okay.

Jeff – (Inaudible) septic, does it have to be so many feet from the main road? How many..?

Mrs. Moore – From the road itself? Just the..

(Tape inaudible).

Mr. Belden – From, from all property lines, it needs to be 10 feet.

Mr. York – So we won't have a problem there. And it has to be 200 feet from the well.

Mr. Belden – From the well.

Mr. York – We're fine there. We've already measured that.

Mr. Belden – Yeah. Okay. So it's 10 feet from the lines.

Mr. York - (Inaudible).

Mr. Belden - Yeah. That's right.

Mr. York - Okay.

Mr. Belden - I mean, there's distances for different components, from the house itself for the tank, for the distribution box and so on, but I, I mean...

Mr. Miller - The County will basically set you on that.

Mr. Belden - Well, we handle septic.

Mr. Miller - Oh, that's right.

Mr. Belden - Yeah, yeah. The...

Mr. York - With that space, you're seeing any problem?

Mr. Belden - I don't think so. Three bedrooms or two bedrooms?

Jeff - Two.

Mr. Belden - Two, okay.

Jeff - Yeah.

Mr. Belden - Yeah, I mean, I would... Are you going to put it in front yard, you're thinking or your..?

Jeff - Yeah.

Mr. Belden - With 40 feet back, you might be fine doing that.

Jeff - Yeah. Do we have to... You said you do the septic.

...leachfield or can it be like a storm bed?

Mr. Belden - Well, it can...

Mrs. Moore - It has to be a compliant system.

Mr. Belden - Well, yeah. I mean, it should be, I guess a leach field.

You can use infiltrators or you can use the pipe and stone type of system. Is that what you mean? Or do you mean the drywells and

(inaudible).

Jeff - Pretty much a drywell.

Mr. Belden - Yeah, you can't... I don't, I don't think... I mean, in certain circumstances, you can, but I mean, I don't think in, in that circumstance you need to.

Mr. Miller - I think that's all... Does anybody else have any questions? Dave, you got any?

Mr. Spatz - Not at this point.

Mr. Miller - Okay. I think that's all we need for tonight.

Mr. York - Okay.

Mr. Miller - And we'll...

Mr. Spatz - Thanks for coming in.

Mr. York - (Inaudible).

(Laughter).

Mr. Miller - Like I said, if you could just put the, the setbacks on... You can just do it right on one of these.

Mr. York - (Inaudible) give it to Chris.

Mr. Miller - Yeah, sure.

Mr. York - Okay. (Inaudible). Anything else you folks need from, from me?

Mrs. Corlew - Nope.

Mr. Belden - Just the stamps and the...

Mrs. Corlew - Just what I gave you...

(Tape inaudible).

Mrs. Corlew - Yeah. Yep, that's it.

Mr. York - Alright. As long as I don't have to (inaudible).

Mrs. Corlew - And make sure you come next month. That's all.

Mr. York - Oh we'll be here.

Mrs. Corlew – Okay.

Mr. York – Thank you very much for your time.

Mr. Miller – Okay, next item. We need to set a public hearing for Subdivision 2014-3, Industrial Park Road. Applicant is Richard Coon, to allow for a two lot subdivision, and along with that is site plan review for Industrial Park, same application. And we'll certainly hear all that tonight, and then finish it up next month when we have the public hearing. Okay? You want to... Who's presenting?

Mr. Coon – Well, I'm, I'm, I'm Richard Coon (inaudible).

Mr. Miller – Okay.

Mr. Coon – (Inaudible) two 30,000 gallon propane tanks on the property (inaudible).

(RECORDER FAILURE)

Mr. Miller – He's got that whole area. He can use the area as much as wants.

Mrs. Moore – Okay.

Mr. Miller – I don't see any reason why he couldn't.

Mrs. Moore – They limit... They don't limit the size of your tanks or do, does it limit itself, I guess?

Mr. Coon – No.

Mrs. Moore – Okay.

Mr. Coon – I mean, just (inaudible) can't have an (inaudible), but as far as the storage area, no.

Mrs. Moore – I know nothing about propane, so.

Mr. Coon – That's okay. I mean, basically the storage tanks, mostly those are going to be (inaudible) very minimal (inaudible) in them anyways.

Mr. Spatz – Is there going to be any office space or anything like that in this place?

Mr. Coon – Not, not right off the bat. No, I'm not planning it. Basically, we dispatch (inaudible) computer systems and the trucks are basically wireless back and forth through our office so we don't really have a need for office space. There probably will be a service technician, ya know, based out of there again to set tanks, parts and things like that, but it's (inaudible).

Mrs. Moore – So in that proposed storage barn, there will be small area for a tech person?

Mr. Coon – For, for what?

Mrs. Moore – A tech person. Is it..? The proposed storage barn, you're saying that you may have a tech that needs to come service tanks?

Mr. Coon – Well, no. Basically, there will be a service truck parked there (inaudible) load the propane tanks and deliver 'em.

Mrs. Moore – Okay.

Mr. Coon – That's (inaudible) and also for, ya know, parking a couple propane trucks. Ya know, Bobtails.

Mrs. Moore – Okay. So it's more, it is truly a garage. Okay.

Mr. Coon – But it's not enclosed. It's three sides. There might be a little closed off area just for parts, but...

(Tape inaudible; people talking at once).

Mr. Spatz – So there won't be any water or sewage disposal?

Mr. Coon – No.

Mrs. Moore – Okay. Do you have like sample pictures or something like that, that shows those; that you have a pole barn and things like that? Just so, right now, all's we're looking at is footprints.

Mr. Coon – Right.

Mrs. Moore – So just give us an idea of what that elevation looks like.

Mr. Coon – No, I don't have any (inaudible).

Mrs. Moore – Okay. Alright. Just samples.

Mr. Coon – Yeah.

Mrs. Moore – Okay. Just so I have an idea, 'cause right now I'm just looking at the footprint and I can't visualize what it, what the elevation looks like.

Mr. Miller – Anybody have any other questions?

Mrs. Moore – Do you want to open the public hearing or set the public hearing and do you want to complete site plan at the next month's meeting or do you want to do site plan..?

Mr. Miller – Yeah, 'cause they're, if we come up with any other questions or anything like..

Mrs. Moore – Okay.

Mr. Miller – ...that, then we can, and they won't be, shouldn't take long to do, so. If nobody else here has any questions, unless something comes up during the public hearing, then I think we're...

Mrs. Corlew – We didn't hear back from the County yet anyways.

Mr. Belden – We didn't?

Mrs. Corlew – No, we did not.

Mr. Belden – For the..?

Mrs. Corlew – Site plan.

Mr. Belden – Site plan.

Mrs. Corlew – So it's better to wait for the next meeting.

Mr. Miller – Right.

Mrs. Moore – Okay.

Mr. Miller – Alright. We set the public hearing already, didn't we?

Mrs. Moore – No.

Mrs. Corlew – Not for this.

Mr. Miller – Alright. Okay, set a public hearing for May 6th. It'll be the second public hearing for that night. We can run them concurrent? We can't open them concurrent can we?

Mr. Belden – I think Patti published..

Mrs. Corlew – I think we can.

Mr. Belden – ...in the notice at 6:35.

Mrs. Corlew – Yep. I published notice for 6:30 and 6:35, yeah, but you, you can open 'em both at the time.

Mr. Miller – Right. Okay. Okay, so it's for tax map #210.2-1-1.12.

Mrs. Moore – I'll make that motion.

Mr. Spatz – I'll second it.

Mr. Miller – All those in favor.

RESOLUTION #2014-10

Motion by: Laura Moore

Second by: David Spatz

RESOLVED, to set a public hearing to be held on May 6, 2014 at 6:35 p.m. for application SUB #2014-32 by Richard Coon, for tax map #210.2-

1-1.12, located on Industrial Park Road, to allow a two lot subdivision.

DULY ADOPTED ON THIS 1ST DAY OF APRIL, 2014 BY THE FOLLOWING VOTE:

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

Nays: None

Mr. Miller – Alright, so we'll see you next month.

Mrs. Bunting – Thank you.

Mr. Coon – Okay, thank you.

Mr. Spatz – Thanks for bringing your business to Warrensburg.

Mr. Miller – Yep.

Mr. Coon – I look forward to it.

Mrs. Corlew – There's just two more things we need from you; nine postage stamps. Right there. You probably need glasses. Is that what you're reaching for?

Mr. Coon – (Tape inaudible).

Mrs. Corlew – That's okay.

Mr. Belden – If you don't have it on you today, that's fine.

(Tape inaudible).

Mrs. Moore – I'll share mine, for communications. We just finished up the New York Planning Federation Conference today, and we had over 300 attendees.

Mr. Miller – Great.

Mrs. Moore – And next year, it'll be at the Sagamore in Bolton. So it'll be, I can't remember the exact dates, but it'll be...

(Tape inaudible; people talking at once).

Mr. Miller – Okay. I think that's all, unless you guys have something else.

Mrs. Corlew – No. We don't.

Mr. Belden – I mean, I guess probably you know and you know that we're, we're... Did I mention it at the beginning of the meeting?

We're, we're, we're lacking a permanent member and two alternates...

Mrs. Moore – We need two alternates.

Mr. Belden – ...at this point. But we will have hopefully somebody appointed soon. If not by May, but June.

Mr. Spatz – Did Alice resign?

Mr. Belden – Yes. That's the only communication I think we have, right?

Mrs. Corlew – Yes.

Mr. Belden – Yeah.

Mr. Miller – Anything else in the books or in the..?

Mrs. Corlew – Nothing coming up.

Mr. Miller – Nothing coming up that we haven't seen?

Mrs. Corlew – No.

Mr. Belden – Just this. I mean, there's some other businesses opening up, but nothing that's going to require require your...

Mrs. Corlew – Your review.

Mr. Belden – Yeah.

Mr. Miller – More power to 'em.

Mrs. Moore – Yeah.

Mrs. Corlew – Yep.

Mr. Miller – 'Kay. Can I get a motion to adjourn?

Mr. Spatz – I make a motion we adjourn.

Mr. Miller – Seconded?
Mrs. Moore – I'll second.
Mr. Miller – All those in favor.

David Spatz motioned, Laura Moore seconded and carried to adjourn the Planning Board meeting of April 1, 2014 at 6:47 p.m.

Respectfully submitted,

Patti Corlew
Recording Secretary

Pb04012014

RESOLUTION #2014-8

Motion by: Laura Moore
Second by: David Spatz

RESOLVED, to approve the Planning Board minutes of March 4, 2014 (without correction).

DULY ADOPTED ON THIS 1ST DAY OF APRIL, 2014 BY THE FOLLOWING VOTE:

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

RESOLUTION #2014-9

Motion by: Laura Moore
Second by: David Spatz

RESOLVED, to set a public hearing to be held on May 6, 2014 at 6:30 p.m. for application SUB #2014-2 by Nathan and Cheryl York, tax map #210.20-2-8, located on Library Avenue, to allow a two lot subdivision.

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

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