

PLANNING BOARD

JANUARY 9, 2014

**PUBLIC HEARINGS**

Application 13-6 Frank Mann/Alta Industries would like to do a 2-lot subdivision on State Highway 30 in Halcottsville. Tax map # 242-1-39.11.

Application SP-231 Crossroads Ventures, LLC, Kenneth Pasternak would like to build a golf course and related structures on Galli-Curci Road in Highmount. Tax map # various.

**AGENDA**

1. Approve/amend minutes from the December 12, 2013 meeting.
2. Action on application 13-6 Mann.
3. Action on application SP-231 Crossroads Ventures, LLC.
4. Anything else to come before the meeting.

The Town of Middletown Planning Board held their regular monthly meeting on Thursday, January 9, 2014 at 6:00 p.m. in the Town Hall, 42339 State Highway 28, Margaretville.

Board Members present:

Chairman----- Sue Finch

Other members-----John Nolan, Barbara Puglisi, Kate VanBenschoten and Joyce Gray

Others present: Len Utter (alternate), Charles Kowalski (alternate), David Jalkower, Carol Spinelli, Rosina M Montana, Jeanne George, Kevin Franke, Gary Gales, Jack Schoonmaker, Beverly Rainone, James Gray, Teresa Bakner, Daniel Ruzow, Heidi White, Tom White, Erich T Griesser, Paul Wade, Susan Doig, Eric Wedemeyer, Carol O'Beirne, Tony Lanza, Victor Fairbairn, Diane Galusha, Dennis Metnick, John Blish, Lauren Davis, Bob and Eleanor Barrack, Victoria Quesada, Ron Gershon, Karen Kolar, Lewis Kolar, Peter Combs, Bob Broder, Janet Steiglehner, Joan McCoy, Ed McCoy, Melissa Gould, John Hoeko, Elizabeth Hagakore, Mark Delacorte, Kathy Nolan, John Hubbell, Rudd Hubbell, Don Bramley, Cindy Bramley, Elaine Faulkner, Glen Faulkner, Elaine Schlittner, Hank Schlittner, Joan Finberg, Colleen McDaniel, Brian Sweeney, Leigh Melander, Todd Pascarella, John Tufillaro, Bev Getz, Judy Shiner, Allen Shiner, Lydia Cherry, Bob Savacal, Alex Exarcuos, Ronald Hulse, Kent Manuel, Patrick Davis and Beth Bush.

Chairman Finch called the public hearings to order at 6:00 pm.

Application 13-6 Alta Industries/Frank Mann. The applicant would like to do a 2 lot subdivision on Route 30 in Halcottsville. There was no public comment.

Application SP-231 Crossroad Ventures. Chairman Finch noted that the legal notice was published in the Catskill Mountain News and the receipts received from the property adjoiners mailing was received for the file. Chairman Finch asked to keep the comments to 3 – 5 minutes. Teresa Bakner from Whiteman, Osterman and

Hanna explained that the DEIS was approved in 2003 and since then plans have been changed to what it is today. The applicants provided a brief description of the project. **Eric Wedemeyer** – Totally supports project because the community is hurting and this will be what the community needs. **Lewis Kolar** – he has a banking background and the region is at the tipping point, the board has a hard decision to make, if you look around businesses are hanging by a thread. **Tom White** – he is the Chairman of the Coalition to Save Belleayre, this is a wonderful project and the need for the type of project is great. **John Hoeko** – he reviewed all the plans for erosion and sediment control and they are exceptional, this project will employ people during construction and provide permanent jobs and homes for the community. **Lauren Davis** – one thing the board needs to consider is all of the unoccupied homes, we have nothing to hold the younger generation, quality of the local jobs is a concern, this project will be a large benefit to the community. **Leigh Melander** – she owns the Spillian that just opened in Fleischmanns, she lived in California where a similar project was done and the positives were so great to the small community, the benefits will be similar for this project. **Kathy Nolan** – she is representing the Catskill Heritage Alliance their concerns were all voiced at the SEQR public hearing. The density of units is a concern, stormwater run-off plans is concerning, would like to see the applicant commit to organic maintenance of the golf course, the group is concerned that Pine Hill will not be able to handle the wastewater treatment, they don't feel there will be a negative impact on the area with this large a project. Finally she hopes that both boards will work together on the project. **Regina Montana** – we are blessed with a wonderful project and feels it is time to move forward. **Beverly Rainone** – stormwater is her greatest concern because she lives at the foot of the mountain, this project is all above her on the mountain she feels the figures presented were out of date and that the culverts won't put the water where they think it will. **Elizabeth Hagakore** – she has been flooded 6 times and the water is a very important issue for her. She is concerned that the people that come to the resorts won't come into the towns/villages and if they do, the current highway system won't support them. **Tony Lanza** – the structures are on a 20% slope. **Eric Wedemeyer** – the water run-off is a concern could they explain it? Kevin Franke explained that per the regulations, they are not allowed to increase the water run-off any more than it is currently. Teresa Bakner explained that they were required to get additional permits above and beyond the regular permits and concerns raised at the hearings have been addressed. There is an irrigation pond that will be the main collector of stormwater and it will also be used to irrigate the golf course. **Beverly Rainone** – all of the water runs toward the Village of Fleischmanns how will you be able to handle all the additional snow made by the ski center once it melts. Kevin Franke said they were required to design it to handle a 9" per hour snow fall. **Kathy Nolan** – Who owns the property the water drains runs onto? Kevin Franke explained that they are just design points not where the additional water will go. **Elizabeth Hagakore** – we live in an area that the weather is very unpredictable and when it all melts what are we supposed to do then. Teresa Bakner it is designed per the laws and current regulations. **Peter Combs** – we need to bring stimulus to the environment. Will the project be expanded beyond this scope. Teresa Bakner said there is no expansion plans. Mr. Combs asked about access to and from the site. Kevin Franke explained that there will be turn lanes added in both directions from Route 28 with a red light for the traffic to and from County Route 49A. What about lighting? Teresa Bakner explained that there was a "Dark Sky" study done and the project is compliant and the study can be found in the EIS. Patrick Davis read a letter from Robert Feller on behalf of PUA Associates into the record. Patrick Davis read a letter from NYS Office of Parks and Recreation into the record. Patrick Davis read a letter from Barbara Dower into the record. Patrick Davis read a letter from Kingdon Gould Jr. into the record.

Chairman Finch closed the public hearings, called a 10 minute break and called the regular meeting to order at 7:27 p.m.

Barbara Puglisi made a motion to change Katherine to Kate in the motion to amend November minutes and approve as amended. John Nolan seconded motion. Motion carried.

Action on application 13-6 Alta Industries. John Nolan made a motion for a negative declaration. Joyce Gray seconded motion. Motion carried. John Nolan made a motion to approve this application as presented. Kate VanBenschoten seconded motion. Motion carried.

Action on SP-231 Crossroads Ventures. John Nolan made a motion to table this application for 2 months. Joyce Gray seconded motion. Motion carried. This application received county 239 approval. Any information received after tonight will be placed in the file for the record. Len Utter thought that it was unfair to read a 15 minute letter from Mr. Feller into the record when the public only were allowed 3 - 5 minutes to speak.

Kate VanBenschoten made a motion to adjourn the meeting at 7:42 p.m. John Nolan seconded motion. Motion carried.