

PLANNING BOARD
MARCH 14, 2013

PUBLIC HEARING

Application 12-4 Daniel Galliduani would like to do a 2 lot subdivision on New Kingston Mountain Road in New Kingston. Tax map # 199-2-6.

AGENDA

1. Approve/amend minutes from the February 7, 2013 meeting.
2. Action on application 12-4 Daniel Galliduani..
3. Action on application SP-228 Catskill Recreation Center.
4. Preliminary discussion on application SP-229 Bennett Bloom would like to get permission to sell cars from his lot on State Highway 28 in Arkville (Tinkers Village). Tax map # 286-1-77.2.
5. NYC –DEP buyout property.
6. Review Right-to Farm-Law.
7. Anything else to come before the meeting.

The Town of Middletown Planning Board held their regular monthly meeting on Thursday, March 14, 2013 at 6:30 p.m. in the Town Hall, 42339 State Highway 28, Margaretville.

Board Members present:

Vice Chair----- Katherine Somelofski

Other members-----John Nolan, Kate VanBenschoten, Glenna Herz
and Joyce Gray

Others present: Kent Manuel (Del Co Planning), Charles Kowalski (alternate), Rob Allison, Patrick Davis and Beth Bush.

Vice Chair Somelofski called the public hearing to order at 6:35 pm.

Application 12-4 Daniel Galliduani would like to do a 2 lot subdivision on New Kingston Mountain Road in New Kingston. This application received a variance by the ZBA for width to depth ratio. There were no comments from the public.

Vice Chair Somelofski closed the public hearing and called the regular meeting to order.

Glenna Herz made a motion to approve the February minutes as presented. John Nolan seconded motion. Motion carried.

Action on application 12-4 Daniel Galliduan. A short form EAF was completed for this application. John Nolan made a motion for a negative declaration. Kate VanBenschoten seconded motion. Motion carried. John Nolan made a motion to approve this application as presented. Kate VanBenschoten seconded motion. Motion carried.

Application SP-228 Catskill Recreation Center would like to request a 30 day extension to get all the final approvals on the project. Kate VanBenschoten made a motion for a 30 day extension. John Nolan seconded motion. Motion carried.

Preliminary discussion on application SP-229 Bennett Bloom would like to sell used cars on his property on Route 28 in Arkville. The size of the DOT right of way is not clear, Kent Manuel explained that the DOT holds regular meetings and he will present this at their next meeting and get a determination from them. The board reviewed the site plan and would like more details, distances, parking spaces, size of parking area etc. Glenna Herz made a motion to send this application for 239 review. John Nolan seconded motion. Motion carried. John Nolan made a motion to schedule a public hearing for the April meeting. Glenna Herz seconded motion. Motion carried.

NYC-DEP buyout parcel off Ben Meeker Road. The board would like the standard all uses comments.

Right-to-Farm Law review. After some discussion the board comments are as follows: Page 2 – (d) clarify or consider eliminating “whether for profit or otherwise” and (e) is \$2000 high enough? Also on the last page, (h) is too vague. Consider rewording or eliminating, unclear as to what reasonable cost and how much is reasonable.

Louis Georgi on John Tuttle Road is requesting a Temporary Certificate of Occupancy for 1 year. Patrick Davis inspected the structure, he has met all the minimum requirements. John Nolan made a motion to issue the Temporary Certificate of Occupancy for one year. Joyce Gray seconded motion. Motion carried.

John Nolan made a motion to adjourn the meeting at 7:30 pm. Glenna Herz seconded motion. Motion carried.