

PLANNING BOARD

MAY 9, 2013

**AGENDA**

1. Approve/amend minutes from the April 11, 2013 meeting.
2. Action on application SP-228 – Catskill Recreation Center.
3. Application BLA-252 Richard Andersen would like to combine 2 lots on 179 Yaramenko Road in Margaretville. Tax map #'s 327-1-28 & 327-1-29.
4. Application BLA-253 Stephen Cook & Barbara Sawko would like to reconfigure their lots on Dry Brook Road in Arkville. Tax map #'s 329-1-25.1, 25.2, 25.3 and 25.4.
5. Anything else to come before the meeting.

The Town of Middletown Planning Board held their regular monthly meeting on Thursday, May 9, 2013 at 6:30 p.m. in the Town Hall, 42339 State Highway 28, Margaretville.

Board Members present:

Chairman----- Sue Finch

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

Others present: Kent Manuel (Del Co Planning), Charles Kowalski (alternate), Len Utter (alternate), Victor Fairbairn, Herb Finch, Matt Napierala, Kingdon Gould, Nunzie Gould, Jim Guild, Marge Miller, Patrick Davis and Beth Bush.

Chairman Finch called the regular meeting to order at 6:30 pm.

Kate VanBenschoten made a motion to approve the minutes as presented. Joyce Gray seconded motion. Motion carried.

Action on application SP-228 Catskill Recreation Center. Matt Napierala gave a short presentation on the project again with the changes that were made. The parking area had been total changed to save money and the new configuration is a better use of the space. The Town will need to pass a resolution to extend the sewer line to include this project. John Nolan asked if the electric was underground. Mr. Napierala said that the wires are above ground then it will go underground at the property. Len Utter asked where the last manhole was? Mr. Napierala said it is down by the Mt. Laurel Gardens driveway. This project was sent to county for 239 review and it received a conditional approval pending some approvals, the approvals were received. A short form EAF was completed for this application. John Nolan made a motion for a negative declaration. Kate VanBenschoten seconded motion. Motion carried. Kate VanBenschoten made a motion to approve this project conditional on the sewer district extension resolution approval by the Town Board. John Nolan seconded motion. Motion carried.

Application BLA-252 Richard Andersen would like to combine two lots on Yaramenko Road in Margaretville. John Nolan made a motion to approve this application as presented. Glenna Herz seconded motion. Motion carried.

Application BLA-253 Stephan Cook and Barbara Sawko would like to combine 4 lots into 2 lots. The Planning Board did a subdivision on this several years ago. Now the owners would like to use the road as the new boundary line. Kate VanBenschoten made a motion to approve this application as presented. Joyce Gray seconded motion. Motion carried.

Chairman Finch received a disk from the Crossroad Ventures DEIS if anyone wants to review it let her know and they can view the disk.

There is a Flood map meeting being held on May 17<sup>th</sup> at the town hall if anyone is interested.

Len Utter asked if the town board can override a Planning Board decision? Kent Manuel explained that the only process that is available would be an Article 78.

Glenna Herz made a motion to adjourn the meeting at 7:04 p.m. Kate VanBenschoten seconded motion. Motion carried.