

PLANNING BOARD  
DECEMBER 12, 2013

**WORKSHOP**

Crossroads Ventures.

**PUBLIC HEARING – 7 pm**

Application SP-232 Marc Schweitzer would like to operate a tourist home on 207 Small Road in New Kingston. Tax map # 240-3-11.

**AGENDA**

1. Approve/amend minutes from the November 14, 2013 meeting.
2. Action on application SP-232 Schweitzer.
3. Reschedule public hearing for application 13-6 Frank Mann/Alta Industries.
4. Application BLA-256 Frank Mann/Alta Industries would like to correct a boundary line issue on Route 30 in Halcottsville. Tax map # 242-1-39.11 & 242-1-43.
5. NYC-DEP buyout.
6. Anything else to come before the meeting.

The Town of Middletown Planning Board held their regular monthly meeting on Thursday, December 12, 2013 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, Joyce Gray and Glenna Herz

Others present: Len Utter (alternate), Charles Kowalski (alternate), Herb Finch, Jack Schoonmaker, Teresa Bakner, Gary Gailles, Victor Fairbairn, Jeanne George, Kevin Franke, Roy Dignes, Brian Ketchum, Carolyn Konheim, Kent Manuel, Patrick Davis and Beth Bush.

Chairman Finch called the workshop meeting to order at 6:00 pm.

Workshop discussion on application SP-231 Crossroads Ventures. Kevin Franke from LA Group started the discussion with the access to the project, Gunnison Road to the town line for the golf course and maintenance entrance. The main entrance will be by the Wild Acres site. VanLoan Road will be the entrance for wasterwater tank and construction entrance. Len Utter asked what provisions are being made to bring roads up to standard. Teresa Bakner from Whiteman, Osterman and Hanna explained that they will be going into bond with the towns and county. Property ownership was discussed, the company owns various properties, Mr.

Pasternak owns a few and the “Adelstein Property” is included where there is a conservation easement with DEP. The project structures in Middletown include 6 buildings, 58 lodging units and golf course, water treatment, small conference center, driving range 10 out of 18 holes cart paths and irrigation system. Landscaping is included on plans indicating all species being used. Lighting will all be dark sky features. Noise included a noise study done from all surrounding properties, noise barriers (berms) will be installed in a few locations during construction and some shielding of AC units. The construction will take place 7 am to 7 pm, 7 days a week. Sewer and wastewater – water will be pumped to the site and wastewater will be pumped to Pine Hill. There will be a holding tank installed for peak flow periods and during the raining season. There will be 3 wells installed on Mr. Pasternak’s property and one well on the Q property for back up. They water flow will be able to sustain 3 hours of fire flow. Stormwater according to regulations the runoff must no leave site any faster then it is now. The entire site drains toward the railroad tracks. The wet ponds are designed to hold water until peak times and all features are designed to tolerate a 100 year storm. Charles Kowalski asked what happens if we get another 1996 storm? Kevin Franke said the regulation only require a 100 year storm. The DEC requires them to treat the water closest to the source before it leaves the property with swales and basins etc. Teresa Bakner explained that the top soil that will brought in will have much better drainage then the natural material, they are required to do several permits during each phase of the installation of the stormwater so it will be closely monitored. Len Utter asked if the noise control is based on operation or construction. Kevin Franke, said both and different equipment types and machines were used in the study. Kate VanBenschoten asked if the property in the middle of the project can see the golf course? Kevin Franke said there is 150’ of forest around the house and they house sits lower so they would have to look up through the trees to see anything. The boar thanked the group.

Chairman Finch closed the workshop at 6:52 p.m., called a 10 minute break then called the public hearing to order at 7:02 p.m.

Application SP-232 Marc Schweitzer would like to operate a tourist home on Small Road in New Kingston. Barbara Puglisi is representing the owner for this application. The board was provided a floor layout and parking layout per their request. There are 8 sleeping spaces available. A letter was read into the record from Mr. Huminski who has no objections as long as it meets all requirements. Beth Bush passed along to the board that John Biruk, Highway Superintendent, expressed his concern that tenants be told to have proper snow tires when they come to rent the house. No further public comment on this application.

Chairman Finch closed the public hearing and called the regular meeting to order at 7:10 p.m.

Katherine VanBenschoten made a motion to remove Joyce Gray from the attendance list from the November minutes and approve as amended. Barbara Puglisi seconded motion. Motion carried.

Action on application SP-232 Marc Schweitzer. The board was handed out a copy of the standard tourist home conditions. A short form EAF was completed for this application. John Nolan made a motion for a negative declaration. Kate VanBenschoten seconded motion. Barbara Puglisi abstained. Motion carried. Kate VanBenschoten made a motion to approve the application with the standard tourist home conditions. John Nolan seconded motion. Barbara Puglisi abstained. Motion carried.

Reschedule the public hearing for 13-6 Alta Industries/Frank Mann. Kate VanBenschoten made a motion to reschedule the public hearing for January 9, 2104 at 6 pm. John Nolan seconded motion. Motion carried.

Application BLA-256 Alta Industries/Frank Mann would like to convey .09 acres from lot 242-1-43 to lot 242-1-39.11 correct a boundary line issue with the garage being built on the property line. Kate VanBenschoten made a motion to approve this application as presented. Joyce Gray seconded motion. Motion carried.

DEP-buyout for John Tuttle Road – DEP is not requesting any activity on this parcel due to the small size. The Board agreed with the DEP about no activity. Buyout # 2 off the City Road also a small property. Usual comments.

Chairman Finch asked what the board wanted to do with the Crossroads Project? Did they want to schedule the public hearing for wait? Kent Manuel said that they board had to send it to county for 239 review and hold the public hearing. The SEQR won't be done until spring, but the board can hold the hearing anytime. Kate VanBenschoten made a motion to hold the public hearing for Crossroads Ventures on January 9<sup>th</sup> at 6 pm. Barbara Puglisi seconded motion. Motion carried. Barbara Puglisi made a motion to send the application to county for 239 review. John Nolan seconded motion. Motion carried.

John Nolan made a motion to adjourn the meeting at 7:34 p.m. Joyce Gray seconded motion. Motion carried.