

PLANNING BOARD
DECEMBER 13, 2012

PUBLIC HEARING

Application SP-228 Catskill Recreation Center would like to build a pool facility on County Highway 38 in Arkville. Tax map # 285-2-50.

AGENDA

1. Approve/amend minutes from the November 8, 2012 meeting.
2. Action on application SP-228 Catskill Recreation Center, Inc..
3. Application BLA-248 Gary R & Terry Marks and Evelyn VanDeBogart would like to reconfigure the property line to include the driveway. Tax map #'s 306.8-1-7.11 & 306.8-1-8.1.
4. Sketch plan review for 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.
5. DEP Buyouts.
6. Anything else to come before the meeting.

The Town of Middletown Planning Board held their regular monthly meeting on Thursday, December 13, 2012 at 6:30 p.m. in the Town Hall, 42339 State Highway 28, Margaretville.

Board Members present:

Chair----- Sue Finch

Other members----- Katherine Somelofski, John Nolan and Glenna Herz

Others present: Charles Kowalski (alternate), Marjorie Miller, Victor Fairbairn, Lucci Kelly, Joel Cheely, Herb Finch, Matt Napierala, Connie Spielman, John Gerbert, Bill Schoell, Lorraine Truran, Rob Allison, Kent Manuel (Del Co Planning), Patrick Davis and Beth Bush.

Chairman Finch called the public hearing to order at 6:30 p.m.

Application SP-228 Catskill Recreation Center would like to build a swimming pool on County Highway 38 in Arkville. Joel Cheely from VIP Architects and Matt Napierala from Napierala Construction are the consultants on this project. The consultants explained that the building is 18000 square feet recreation building which will include a 6 lane lap pool with a zero entry for easy access, locker rooms, fitness area, office, lobby and maintenance area. There will be a geo thermal system installed, the parking will be marked out for 66 spaces and that will include room for buses as needed. There will be a multi-use sports field on the area below the facility. As far as approvals go, they have verbal approvals from DEP on the stormwater and are waiting on the SHPO approval. Katherine Somelofski asked if 3 handicapped spaces will be adequate? Mr. Napierala explained that they met the ADA requirement but if they need to add more they can. Connie Spielman asked where the driveway is located? Is it across from her house? The board looked at the tax map it appears it will

be across from her neighbors house. John Gerbert asked if the lighting will be aimed at the building or the road? Mr. Napierala explained that according to the drawings, the "light shed" will be very minimal. Rob Allison asked if they acquired County DPW approval yet? Mr. Napierala explained that they have this new plan and DPW likes it better than the original plan. John Gerbert asked when the project will begin? Mr. Cheely said that the goal will be to start in April. John Gerbert asked what impact will the geo thermal system have on the ground water? Mr. Cheely said it won't.

Chairman Finch closed the public hearing at 6:55 pm and called the regular meeting to order.

Glenna Herz made a motion to approve the November minutes as presented. Charles Kowalski seconded motion. Motion carried.

Action on application SP-228 Catskill Recreation Center. Katherine Somelofski made a motion to send to county for 239-m review and table the application until February. John Nolan seconded motion. Motion carried.

Application BLA-248 Evelyn VanDeBogart would like to convey .03 acres to Gary and Terry Marks in order to get the driveway on the proper parcel. Katherine Somelofski made a motion to approve this application as presented. John Nolan seconded motion. Motion carried.

Sketch plan review for application 12-4 Daniel Galliduanu would like to do a 2 lot subdivision on New Kingston Mountain Road in New Kingston. Rob Allison explained that the proposed parcel B does not meet the width to depth ratio required by the zoning regulations. John Nolan made a motion to send this application to the Zoning Board of Appeals for a variance on proposed parcel B. Katherine Somelofski seconded motion. Motion carried.

DEP Buyouts – Galliduanu per subdivision proposed, regular letter to allow all recreation. County Highway 36 in Denver (3 lots), regular letter to allow all recreation. Bragg Hollow one lot, regular letter to allow all recreation.

Schedule the February meeting to February 7, 2013.

John Nolan made a motion to adjourn the meeting at 7:20 p.m. Glenna Herz seconded motion. Motion carried.

