

PLANNING BOARD
APRIL 11, 2013

PUBLIC HEARING

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.

AGENDA

1. Approve/amend minutes from the March 14, 2013 meeting.
2. Action on application SP-229 – Bennett Bloom.
3. Application SP-228 Catskill Recreation Center, 30 day extension.
4. Anything else to come before the meeting.

The Town of Middletown Planning Board held their regular monthly meeting on Thursday, April 11, 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, Katherine Somelofski, Barbara Puglisi, Glenna Herz and Joyce Gray

Others present: Kent Manuel (Del Co Planning), Charles Kowalski (alternate), Len Utter (alternate), Rob Allison, Herb Finch, Bill Schoell, Patrick Davis and Beth Bush.

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

Application SP-229 Bennett Bloom would like to sell used cars from his property on State Highway 28 in Arkville (Tinker's Village). He is asking for 10 vehicles. Patrick Davis explained after finding out the State DOT right-of-way is 33', the vehicles for sale would have to be behind the stone wall. Kingdon Gould submitted a letter opposed to this application which was read into the record (attached). Dick and Jenny Liddle submitted a letter opposed to this application which was read into the record (attached). Howard Schwarzberg submitted a letter opposed to this application which was read into the record (attached). The DOT reviewed the plans and submitted a letter explaining the process and that the entrance is too wide and would need to be changed (attached). Mr. Bloom was asked if he had a dealer's license for this location. He said not at this time and he would apply for one once the permit was approved. Katherine Somelofski asked about the DOT comment about the wide driveway. Kent Manuel said that for safety, the DOT has certain requirements that need to be met. Katherine Somelofski said that in the letter Mr. Bloom wrote he mentioned that he will work with Bill Hrazanek, Mr. Bloom said the property will be kept neat and will not look like Mr. Hrazanek's other properties.

Chairman Finch closed the public hearing at 6:59 pm and called the regular meeting to order.

Glenna Herz made a motion to change “Vice Chai” to “Vice Chair” on the attendance portion of the March minutes and approve as amended. Katherine Somelofski seconded motion. Motion carried.

Action on application SP-229 Bennett Bloom. A short form EAF was completed for this application. Katherine Somelofski made a motion for a negative declaration. John Nolan seconded motion. Motion carried.

Katherine Somelofski brought up some talking points such as: driveway, signage, number of vehicles, parking spaces. After some discussion, Katherine Somelofski made a motion to approve this application with the following conditions:

- Maximum of 10 vehicles for sale at anytime, no repairs and/or maintenance on site.
- There are 15 designated parking space, the first 5 closest to the store will be designated for Tinker’s Village and the remaining spaces to be used for car sales.
- The owner to work with DOT to develop an appropriate driveway design and supply the Building & Zoning Dept a copy once approved by DOT.
- Install bumpers or 4 x 4’s to guide patrons on where the parking area and driveway is located.
- No additional signage or lighting to be added beyond the DOT required signage.
- Copy of dealer’s license for this location to be given to the Building & Zoning Dept.
- Hours of operation are restricted to daylight hours only.

John Nolan 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. Glenna Herz made a motion for a 60 day extension in order to give them plenty of time. John Nolan seconded motion. Motion carried.

Application BLA-250 Gerasimos Voutsinas would like to reconfigure 2 lots, original lot 243-1-16 was 31.26 now proposed to be 8.83 acres and original lot 243-1-19 was 56.30 now proposed to be 78.73 acres. John Nolan made a motion to approve this application as presented. Joyce Gray seconded motion. Motion carried.

Application BLA-251 Lee Parker would like to combine 2 lots on Todd Mountain and Whipple Road. Katherine Somelofski made a motion to approve this application as presented. John Nolan seconded motion. Motion carried.

NYC-DEP buyout parcel on McMurray Road (Farrar). The board would like the standard all uses comments.

Chairman Finch asked that the Board members not use their position on the Planning Board as leverage to get things done.

Barbara Puglisi made a motion to adjourn the meeting at 8:07 pm. John Nolan seconded motion. Motion carried.

