

Town of Stony Point

Department of Planning

74 EAST MAIN STREET
STONY POINT, NEW YORK 10980

Tel: (845) 786-2716 x 113
786-5138

planning@townofstonypoint.org

Fax: (845)

Adopted April 28, 2016

PLANNING BOARD MINUTES

April 28, 2016

RHO BUILDING at 7:00 P.M.

Present:

Eric Jaslow, Member

Peter Muller, Member

Gene Kraese, Member

Gerry Rogers, Member - absent

Michael Ferguson, Member

Paul Joachim, Member - absent

Thomas Gubitosa, Chairman

Steve Homan, Esq.

Special Counsel

Fred Doneit

Town Planner

PLANNING BOARD AGENDA

April 28, 2016

RHO BUILDING at 7:00 P.M

Public Hearing:

1. Girl Scouts Heart of the Hudson, Camp Addison Boyce SBL 10.01-3-1 located on the north side of Mott Farm Road 200-5000 West of Cortlandt Lane
 - Final Resolution

Applications:

2. Vestco – SBL 20.04-11-7 Site Plan Conditional Use located on the south side of Holt Drive 625 East of South Liberty Drive
 - Review Application
3. Red Ridge Park Two – SBL 15.02-3-26, 27, 28, &29 Site Plane located on the northwest corner of North Liberty Drive and Hastings Lane
 - Review Application

Other Business:

Minutes of February 25, 2016

Minutes of March 24, 2016

Chairman: Before I start the meeting if you have a cell phone put it on vibrate or silent alright first item on the agenda is Girl Scouts

Girl Scouts Heart of the Hudson, Camp Addison Boyce SBL 10.01-3-1 located on the north side of Mott Farm Road 200-5000 West of Cortlandt Lane

- Final Resolution

Chairman: So the Girl Scout Camp just introduce yourself and we will be good.

Tom Cerchiara, TEC Land Surveying PC

Mr. Cerchiara: We prepared a subdivision map and application here the Girl Scouts Heart of the Hudson who are subdividing this parcel into two parcels one to remain as the Camp and other is to a sale to Scenic Hudson Land Trust who in turn is going to turn that over to the State to become part of the Harriman State Park.

They are subdividing so a part can be sold to Scenic Hudson Land Trust who in turn will turn it over to New York State Parks.

Chairman: Guys, Guys I did not open it yet you can't just yell out we didn't get to that part. Does the Board have questions before we go to the Public Hearing? Just one quick question I know it is on everyone's mind this is just subdividing that part there is no parking lot. You are not putting in a separate parking lot.

Mr. Cerchiara: No not at this time no plans for improvements at this time.

Chairman: John any questions? What I will do now is open the Public Hearing now if you want to speak just raise your hand just come up and state your name and address for the record and any comments address the Board. Before Susan speaks just so the public knows the Public Hearing is when you are putting your comments in it is not going to be a question and answer period if you ask questions we are going to record it when we come on later down we should be able to answer it is not going to be a dialogue back and forth where you ask a question if you state your comments for the Board we record it all for everything.

Susan Filgueras, 87 Mott Farm Road, Tomkins Cove

Ms. Filgueras: So actually I live near the project one of the things I would like to mention is that I tend to keep an eagle eye out because I have Spectra above my head so I pay attention when I see survey marks and stuff and I pulled up to the survey people surveying the camp and asked them what they were doing the answer was vague somewhat misleading and now down the road. First off let me say this as Stony Point Action Committee for the Environment a Board member we support the project however we have many questions and my first request is that no final anything is done tonight but rather keep the hearing open so that people may have the opportunity to review the documents in your office. I did not get a letter stating what was going on but I am not sure I am within the measure there I may not be I only kiss it very slightly but this is the first time the public has had the opportunity to hear about this project and have it presented and I think it is very unfair to have one meeting issue a final resolution and say we hear from the people of Stony Point. That is just a general comment again we are not saying don't we are saying we have some questions and we would like this hearing to be kept open. Ok the first it is the first time it has been presented to the public I don't think a Planning Resolution should come with that. Since the gentleman mentioned that Scenic Hudson is actually acting as a middle person that they made a purchase and they in turn are going to sell this second parcel I would like this Board to take a deep breath and say let us take a look at this second purchase. The gentleman is

entirely right they are not going to build any parking lots they are not going to build any trail heads but once the park gets the property does the park does the park mean to let it lay (inaudible) or do they mean to build up another entrance way into the hiking pass. I can tell you I have recused more people that have started in Bear Mountain and have ended up in my front yard and I have to drive them to Bear Mount. So I wonder if they are looking to merge the park to get better trails to have rest area and to have an entry way into the park. So we don't know what the New York State Park System is are we talking Harriman or we talking Bear Mountain the New York State Park System has several entities so who are they going to sell it to. I looked at this map which I can't read them but there are no map notes on here to the development of this property there is one that mentions the deeds 516318 and it would have those restrictions. But I don't think given what I have seen go on in the county I would like to see the restrictions brought out and laid out clearly on the subdivion map. A I would like to see this Public Hearing kept open B I think it is a great thing that Scenic Hudson has done what they have done but I believe that as a Town we need to slow down a little and this property going to be resold.

Mr. Muller: I would like to comment on what Susan said this is not the first meeting on this project there has been many many many meetings are meetings are open every time we have a meeting we invite the people to come tonight is the Public Hearing where you could give your comments or your thought but you are welcomed to come to any one of our meeting hear about projects that are on the table hear about project people come in and talk about what they want to do you can look at all these projects as they develop so it is not the first project. I am sure there is a lot of interest on what is happening. Just a little bit of a recap the Girl Scouts Camp own a very large piece of property they pay an increasable amount of tax because they own that property what they wanted to do is reduce the amount of land that they own so that there tax requirement shrinks but at the same time they wanted it to be insured just the way it has always been rustic rural and undeveloped so they came up with a plan and they went to the State and they say we want to give you our land so we are not paying tax on it at the same time we want to keep it just the way it is the way it has always been and that is what is taking place it is not be sold to a developer it is not going to be developed and you will hear in the Resolution tonight it is not being sold to a developer it is not going to be developed and you will hear in the Resolution tonight I believe it is going to be read what will be and what won't be that land will locked it will be owned by New York State and it will not be turned over to any other entity the people that are putting this all together have a long track record of doing this taking public land and getting it into the hands of the state and making sure it is locked up and not developed. This

property will not wind up in the hands of development this will not be parking lots this will be nothing other than what it is right now the Girl Scouts just want to reduce their tax liability so they are giving it to the State. When you talk to surveyors they are hired hands they put the stakes where they belong they are not the ones who have worked on it but you can come to any one of our meetings and you would have heard about this project. So I see the concern with the people tonight and you can ask your questions even though it is not questions and answers if you ask questions we are going to do our best to satisfy what you heard.

Chairman: Next I saw someone else.

Kevin Maher, 130 Central Highway, Stony Point

Mr. Maher: Former Town Engineer currently Rockland County Environmental Management Council member at a meeting last week we discussed this project and one of the questions that popped up from the Chairperson is why is there an intermediary involved and I told her I will find out. I don't know the answer I just told her what the whole transaction was about. That is one comment the other was if I remember correctly at the last meeting there was a discussion regarding restrictive note or deed note that the land would always remain as park land as open space so I am assuming that is in the Resolution.

Chairman: Does anyone have more comments.

Dough Schmidt, 61 Mott Farm Road, Tomkins Cove

Mr. Schmidt: I didn't know anything about this until I got the letter in the mail I border the Girl Scout Land and it is difficult to express but there is a hunk of land that is not worth anything between me and this old quarry pit. I don't like being excluded from the deal ½ an acre or something so that it is taken away and I could never touch it I don't know who to buy it in the first place so now it is going to be excluded presently.

Chairman: Where on the map are you?

Mr. Schmidt: They didn't put me on the map.

Chairman: You are on the other side of the street right OK just wanted to make sure.

Chairman: The Gentleman in the back.

Nick Loucas, 69 Mott Farm Road, Tomkins Cove

Mr. Loucas: I live right across from the Girl Scout Camp the Girl Scout property is on both sides of the road how does that affect that deal I understood that Beaver Meadow which is on the Girl Scout side was being subdivided is anything happening on the opposite side of the road.

Mr. Ferguson: That is not part of it.

Mr. Muller: What is important to keep in mind what happening is leaving it just the way it is this subdivision is going to ensure what you have right now is what is going to be there tomorrow and the generations to come.

Mr. Loucas: If what you are saying is true it is perfectly good.

Mr. Muller: By keeping what we have now the way it is now is the way it is to stay now the Girl Scout Camp just wanted to reduce its tax liability.

Mr. Loucas: Are you going to have the resolution to guarantee that it can't be sold.

Mr. Muller: Absolutely.

Chairman: He is going to put up a newer map.

Mr. Cerchiara: (inaudible) too many people talking.

Chairman: Just go through the map one more time.

Mr. Cerchiara: The map that was hung up there was an older version of the map this has been submitted to the Town the only difference is this shows the topography and it also shows the orientation to the adjoining lots around it.

Mr. Muller: If I can answer one thing that Kevin had asked because it was my number one question why is there a separate entity doing this and why isn't the State and the response and the answers we got was dealing with the State is incredibly difficult what Hudson Scenic has done and they have done it many times before is they work out all the paper work they come to the Town Boards

they do all the surveying they package it and they have an impeccable record we check on getting what they say is going to be designated to the State this is what they do they make sure it gets into the State they have a great track record. Which was impressive to me because always when you hear there is a different buyer or different handler you never know what is going to happen. They kind of lured us with their track record of taking land all over New York State and turning it into park land that is what they do.

Chairman: Next.

Elaine Baranski , 3 Fairview Drive

Ms. Baranski: I am the President of Toe Lake Corporation which own 118 homes which abuts above this property and we received notifications the Board basic take is this is a great thing but I just want to make sure because it is my understanding that the Colony many years ago deed this land over to the Girl Scouts Camp with the understanding I believe it is in the deed but I haven't actually looked up the deed that this is going to be forever green they can't cut down a certain amount of trees I just want to make sure as President of the Colony I would be very remiss to make sure that that deed is not going to be compromised in any way that when this land go back over to the park can they then do whatever they want with it or do they have to still abide by the deed restrictions that exists today. That is my concern as the President.

Chairman: Thank You. Do you want to comment?

Maryellen Montros, 6 Spring Drive, Tomkins Cove

Ms. Montros: I am part of the Toe Lake Community first up I agree with Susan that we never received anything in the mail regarding this. My first notice was when the young man came by to do the surveying and they did tell me that Scenic Hudson was purchasing this it. They I spoke to Charlie and he explained stuff to me and then we saw the Town Meeting to come so this is the first time we got no notice in the mail or anything and my concerns are pretty much what Susan's were that it is going to stay clean and green and not have any other issues no parking lots no crazy people coming up there using the land. Just keeping it nice that is all I have to say.

Mr. Muller: Just to answer you one question this is the standard operating procedure for all projects that for anybody anywhere come to the Town Board Meetings and hear about what's on the agenda what is on the horizon anybody will be notified when there is going to be a Public Hearing if your property is adjacent

or within so many feet so you were properly notified because tonight is the night that everybody would have got notified so everybody who had got a notice in the mail you got the proper notice.

Ms. Montros: We didn't get a notice in the mail we got a notice on a Board outside on the telephone pole.

Mr. Muller: Does your property touch the...

Ms. Montros: No we are like a little bit.

Mr. Muller: That is why the way it works if the property touches the property that is in effect those property owners everybody who touches any property that touches this any were around the circle of it they will get the official notice.

Mr. Kraese: Can I just say something I was just talking to the Attorney this is just a subdivision that is all we are doing here is subdividing the property at this point am I correct counselor?

Mr. Honan: That is correct it is just basically placing a new boundary line in the middle of the existing lot there is no plan in respect to developing the property.

Mr. Kraese: So that is what we are dealing with here tonight just a simple subdivision anything beyond that they would have to come back either it is Scenic Hudson or the Girl Scouts themselves. All we are doing is the Girl Scouts are asking us to subdivide the property that is it. No development no building there is no permits in for that no information to do anything with that so it got to do with zoning so maybe that makes it a little bit clearer that is all we are doing here tonight subdividing a piece of property. This just happens to be a large piece of property compared to someone who has a small lot.

Mr. Honan: So of the concerns of the residents with respect to notice it has to be pointed out that this application has been before this Board for a number of months now. This project has been on our agenda on a couple of occasions member of the public can come to these meetings and listen and participate at this point at a Public Hearing. With respect to Public Hearing under the law we are required the applicant is required to notify homeowners and landowners within a certain radius around this piece of property. That was done that was done that is why you received the notices for tonight's meeting. This is not the first time this matter has

been here quite some time and the Board members have given this quite a bit of thought.

Chairman: Thank you Steve anyone else would like to speak.

Mr. Maher: From a procedural issue this is the map that goes with the deed this is the map you are going to be voting on right this map.

Mr. Honan: (inaudible)

Mr. Maher: You just said it is an updated version of what was presented.

Mr. Honan: A map entitled Subdivision Plat prepared for Girl Scouts Heart of the Hudson Inc. dated April 5, 2016 prepared by TEC Land Surveying.

Mr. Maher: (inaudible) it is a revised version of map.

Mr. Cerchiara: The only changes on this map were the addition of some topography and the addition of the vicinity map on top.

Mr. Maher: So for all intense and purposes this is just up here for information it is not (inaudible) to the subdivision it is a little bit confusing when you deal with two maps up.

Chairman: Any other questions from the public.

Pauline Jarney, 70 Lakeview Drive, Tomkins Cove

Ms. Jarney: Not only do I live in Toe Lake I am also a Girl Scout I was a delegate when I first heard of this in January and I just would like to tell my neighbors and Pam Anderson is here from Girl Scouts what we were told as the Girl Scout Community. We were advised that this is a win- win situation we were advised that the camp will remain as camp there will be a conservation easement therefore the camp will not be developed it remain as Girl Scout Camp which is extremely important to the Girl Scouts community we don't have a lot of money we survive we don't have the corporate support so we do what we can and with this what we will do is we will conserve in the future you won't be coming to Board Meetings and fighting other organizations in order to purchase this land. Here right now what the Board is trying to do in Girl Scouts the Board is trying to save Girl Scout Camp as it is the Board is trying to make sure that in 20, 30 and 40 years my

grandchildren my daughters children my daughters have been going there since they were little I went there when I was younger will be able to enjoy Girl Scout Camp. There will be enhancements to the camp right now we have holes in the platform we have roofs that are leaking we don't have that support in order to fix everything that needs to be fixed. So therefore when you drive down Mott Farm Road in twenty to thirty years you will see Girl Scout Camp as it is and I have to trust that the land that is going to be handed over to Scenic Hudson will remain as it is. So they can either work with Scenic Hudson now or in 10 years sell it to a developer and develop the land and probably get more money to be able to do something with the camp or maybe later on the Camp Board would say what we need the property for. We already have idle property in we now consists of five Counties Dutchess Ulster Westchester Rockland we do have idle camps in other areas because we don't have the money to run these camps. So I understand everyone's concern but look at the bright side looks what happen to the Poughkeepsie Bridge it is a beautiful walkway and I believe it is also Scenic Hudson. Thank You.

Chairman: Are there any other comments from the public.

Mr. Honan: Just for calcification in respect to Deed restrictions being place in this resolution that issue was discussed at prior meetings but there are no requirements in this resolution with respect to Deed restrictions.

Chairman: Any other comments from the public. What do you want to do Board close the Public Hearing?

Mr. Muller: Yeah I will make the motion.

Chairman: Do I get a second.

MOTION: CLOSE PUBLIC HEARING
Made by Peter Muller and seconded by Eric Jaslow

Chairman: Any comments from you John.

Mr. O'Rourke: There are no engineering issues they are basically just doing a line subdividing it so there are no issues.

Chairman: Steve anything?

Mr. Honan: Nothing further.

Chairman: Just before I go back to the applicant just so we are not the only agency that looks at this the County looks at it we send it to the County they looked at it we have our engineer he looked at it we have our planner and his group look at it we have our legal department so it is not just the members sitting up here. It is the Building Inspector the Fire Inspector it the Planner it's the lawyer it's the engineer we had County – County Planning Highway the Health Department Palisades Park. Everyone looks at it is not just something one night it just came to us and said we are going to do this we have been looking at this for months it has been on the agenda we took it off for a while because they had some paper work to do but we have been looking at it it's not just you know you guys don't come to all of our meeting a lot of them are boring so no one comes I understand but that is why when you come and the people are shocked we talk about this all the time it's not just tonight it is the first time you are hearing about it we are going through this. The County is looking at it the Palisades Park so the whole team so everyone has been looking at this like Steve said the lawyers sat down they talked to the Girl Scouts so it is a process that has been going on for months it's not something that we are making a snap decision and say let's do it like she said before we are just moving a line over if you had five acres on your property you wanted to move your line in the middle it is the same process. If you are just moving your line and you wanted to subdivide we will be doing the same thing for you no different this is just a bigger lot.

Mr. Cerchiara: Just a couple of things address first and foremost I would like to apology to any of you if any of my field crew was rude to any of you because it is certainly not anything that I would tolerate in my company their job is to find property line evidence and make sure the measurements are accurate. So they don't always know the details of every job. As far as which park I know that question was asked we boarder both Harriman and Bear Mountain here I don't have an answer of what the parks will do with that. I do have the title report for that parcel currently there are no forever green or use restrictions within the Deed to the Girl Scouts so there is nothing in that Deed just to be clear we are adding one now that is what we are doing here making sure it stays forever green.

Chairman: We have to adopt the Part II.

Mr. Doneit: We prepared a short form Part II EAF for the action no moderate to large impacts were identified as part of the preparation of that Part II EAF and as a result our office at the direction of the Board also prepared a Negative Declaration for the action which.

Chairman: Just so the Public know that EAF is the environmental form.

MOTION: ADOPT PART II EAF

Made by Peter Muller and seconded by Tom Gubitosa

MOTION: ADOPT NEGATIVE DECELATION

Made by Eric Jaslow and seconded by Peter Muller

Roll call vote all in favor

State Environmental Quality Review

NEGATIVE DECLARATION

Notice of Determination of Non-Significance

PROJECT: CAMP ADDISONE BOYCE MINOR SUBDIVISION

TOWN OF STONY POINT, NEW YORK

DATE: APRIL 28, 2015

This notice is issued pursuant to Part 617 of the implementing regulation pertaining to Article 8 (State Environmental Quality Review Act) of the Environmental Conservation Law.

The Planning Board of the Town of Stony Point, as lead agency, has determined that the proposed action described below will not have a significant effect on the environment and a Draft Environmental Impact Statement will not be prepared.

Name of Action: CAMP ADDISONE BOYCE MINOR SUBDIVISION

SEQR Status: Unlisted

Condition Negative Declaration: No

Description of Action: Subdivision of one lot into two lots for the purpose of selling the new lot to New York State via the Scenic Hudson Land Trust as an intermediary.

Location: North side of Mott Farm Road approximately 1,000 feet north of Bulsontown Road

Reasons Supporting This Determination:

The proposed action is not anticipated to result in any adverse environmental impacts based on the following:

1. On or about March 3, 2016, the Town of Stony Point received an application for the subdivision of the subject premises along with a Short Environmental Assessment Form (EAF);
2. On or about March 24, 2016, the Town of Stony Point declared itself lead agency and classified the action as unlisted;
3. It is noted that while the applicant has indicated that the land is intended for sale to New York State for eventual use as parkland or open space, the lead agency has considered the potential impacts of the as-of-right development that could occur post-subdivision with no further discretionary approvals, which would be for one (1) single-family home.
4. On or about April 28, 2016, the Planning Board reviewed the Short EAF Part 2 and determined that all potential impacts associated with the proposed action were small or unlikely;
5. No other impacts were identified

Chairman: Now I need a motion for a Resolution.

RESOLUTION
GRANTING APPROVAL
OF A TWO LOT MINOR SUBDIVISION
For The Project

GIRL SCOUTS HEART OF THE HUDSON, CAMP ADDISON BOYCE

BY APPLICATION OF: Pamela I. Anderson, CEO, Girl Scouts Heart of the Hudson, Inc.

WHEREAS, an application has been made to the Planning Board for approval of a two (2) lot minor subdivision, designated GIRL SCOUTS HEART OF THE HUDSON, CAMP ADDISON BOYCE, affecting premises commonly known as 30 Mott Farm Road, Stony Point, NY and designated as Section 10.01, Block 3, Lot 1 on the Tax Map of the Town of Stony Point, consisting of 255.7 acres, located in an SR-R Zoning District and upon a plat titled “Subdivision Plat Prepared for Girl Scouts Heart of the Hudson, Inc.”, dated April 5, 2016, prepared by TEC Land Surveying, consisting of one (1) sheet and the Applicant having submitted a Short EAF describing the proposed action as a “[s]ubdivision of property into two parcels for partial sale to Scenic Hudson Land Trust to be later conveyed to NYS Parks. Purpose is to preserve property as open space and park land.”; and

WHEREAS, pursuant to the New York State Environmental Quality Review Act, the Planning Board has been designated lead agency, this an Unlisted Action and a negative declaration was issued by this Board on April 28, 2016; and

WHEREAS, by letter dated March 10, 2016, the Rockland County Department of Health made no comments applicable to the project and noted that no Rockland County Department of Health approvals are needed for this application; and

WHEREAS, by letter dated March 24, 2016, the Rockland County Department of Highways made a comment that the proposed new subdivision should not have an adverse impact on Mott Farm Road, and that a Rockland County Highway Department Work Permit will be required for any proposed construction in the future; and

WHEREAS, by letter dated March 28, 2016, the Rockland County Department of Planning recommended the following modifications to the application: The subdivision plan must be signed by the Chairman of the Rockland County Drainage Agency; A review of the application must be completed by the Rockland County Department of Highways and all required permits obtained; A review of the application must be completed by the Palisades Interstate Park Commission and any raised comments or concerns addressed; An indication

should be made by the applicant as to which parcel is planned to be sold to the Scenic Hudson Land Trust, and;

WHEREAS, this application came up for consideration at a Public Hearing before the Planning Board held on April 28, 2016 at 7:00 p.m. and at which date the public hearing was conducted and concluded.

NOW, THEREFORE, be it

RESOLVED that the application submitted for approval of a two (2) lot minor subdivision, designated GIRL SCOUTS HEART OF THE HUDSON, CAMP ADDISON BOYCE, affecting premises commonly known as 30 Mott Farm Road, Stony Point, NY and designated as Section 10.01, Block 3, Lot 1 on the Tax Map of the Town of Stony Point, consisting of 255.7 acres, located in an SR-R Zoning District and upon a plat titled "Subdivision Plat Prepared for Girl Scouts Heart of the Hudson, Inc.", dated April 5, 2016, prepared by TEC Land Surveying, consisting of one (1) sheet, be and hereby is approved, and the Chairman is hereby authorized to sign same and to permit same to be filed in the office of the Rockland County Clerk, upon payment of any and all outstanding fees to the Town of Stony Point, subject to the following:

1. Due to the fact that the applicant is not restricting the future use of the newly created lot to open space, the Board must assume the potential future use of the lot for residential purposes and thus finds that this is an appropriate case for requiring recreational land, and due to the unsuitability of the immediate neighborhood for properly located parks, recreation or playgrounds, hereby requires money in lieu of land in the amount set forth in the Town's Schedule of Fees.

2. Based upon the representations made by the applicant concerning the intent to transfer one newly created parcel and to keep that parcel in the future as open land, the Planning Board determines that this is an appropriate and proper case for segmenting review as no future land development is intended at this time.

3. Signature of the Chairman of the Rockland County Drainage Agency pursuant to the requirements of section 13-A of the Rockland County Stream Control Act (L. 1975, Ch. 846, as amended).

The question of the adoption of the foregoing Resolution was duly put to a vote on roll call, which resulted as follows:

There being five (5) votes in favor of the motion, no (0) votes against the motion and no (0) abstentions thereto, the Chairman declared the motion carried and the Resolution was thereupon duly adopted.

THOMAS GUBITOSA, Chairman
Town of Stony Point Planning Board

Filed in the Office of the Clerk of the Town of Stony Point on this 2nd day of May 2016.

Barbara Oyer, Deputy Town Clerk
Town of Stony Point

MOTION: ADOPT FINAL RESOLUTION
Made by Peter Muller and seconded by Mike Ferguson
Roll call vote all in favor

Mr. Muller: I just want to say it is very good for New York State and very good for Stony Point I think it is good for the Girl Scout Camp and it keeps the land just the way it is I think it is a wonderful project.

Chairman: Thank you Mr. Muller.

Chairman: Next on the agenda is Vestco.

Vestco – SBL 20.04-11-7 Site Plan Conditional Use located on the south side of Holt Drive 625 East of South Liberty Drive

- Review Application

Mr. Zigler: Basically we were here last month and we reviewed Vestco you did your field trip down and looked at it we had it staked out we are moving forward and just recently Gary hired an Architect to do the buildings and hopefully they can go to the ARB next month we wanted tonight to do the Part II and hopefully you adopt the Part II so we can go back and respond with the Part III and ask that you set a Public Hearing for next month.

Chairman: I need a motion to Adopt the Part II

MOTION: ADOPT THE PART II

Made by Tom Gubitosa and seconded by Michael Ferguson

MOTION: SET PUBLIC HEARING FOR MAY 26, 2016 PLANNING BOARD MEETING

Made by Gene Kraese and seconded by Michael Ferguson

Mr. Zigler: So our next submission for the workshop would be the drainage calculations for the building lighting and landscaping and more details of this plan for your Public Hearing.

Chairman: Next on the agenda is Red Ridge you have a new map right?

3. Red Ridge Park Two – SBL 15.02-3-26, 27, 28, &29 Site Plane located on the northwest corner of North Liberty Drive and Hastings Lane

- Review Application

Mr. Zigler: Basically what we did was we submitted a concept plan utilizing the road that is out there including the access that kind of cuts down the middle of the property that would be the road right here going north south the top portion of the property is the new piece and when we went out for our field trip we were standing over here looking at that. As we got into this project and started to do the layout and to match up the safety conditions and items that you had addressed in the first part of this project as you can see with that road existing road is not going to work

so I went to the clients and they also agreed with the thought process that we needed a better access into the property so what we did is we changed the whole plan that you looked at two months ago and we changed into what we consider a better plan but wanted to show it to you before we went much further. Now the top of this on the north side of the property going east west was the original plan this is new the shade there that you see on this map is a new road and we did that because of the safety and fire access things have changed since the first approval to the code now so we played around with this about 5 or 6 times we were trying to get it through the steep cut and not make too much of a grade difference up on top. What happens is we have a road in there now which meets your private roads the slope is less than 10% the fire code actually requires you to be 10% or less so now we have a good road into the site. The important part is trying to get the utilities in as you know there is a lot of rock so what we have done with these three lots on top they are serviced right directly into the existing systems that are directly in front of them then these on the bottom they will go out to Hastings. So what happens is from the front of these units we do not have to carry the services through them the electric and gas which is a minimum cut right here on the crossover we can get through that – that portion of the connection is 2% so what we have done is we actually put in a Town code compliant road into the sight and off of that we have made these pads. When we were up there we were talking about having the units steps so you can see the Hudson from the units these units are stepped they would be like 4 or 5 foot difference in height but the three down here they are pretty much leveled. So kind of stayed with the same thought process as we were standing up there we totally revised the southwest corner of the property. Another thing that came up was owners of the property want to keep the house that was the one right in the center of the property so right now you will see that we have a road coming in from the west and we have the existing driveway coming in from the east with the house in the middle. So that is what we did with the plan we wanted to move forward with that with the grading we have some comments we to address with the drainage and so other items we have to do we have to get out there with John and poke some holes and find some dirt and finish up some details on the lots for the utility hook ups. We didn't want to go to much farther until we showed you the new layout and hopefully you like it and we can then move forward.

Mr. Muller: I think it makes sense.

Mr. Larkin: This revision it exceeds the New York State Fire Code it is the best revision I have seen so far.

Chairman: What else do we have to do?

Mr. Zigler: So if you are happy with the concept we will go back and continue our...

Mr. Muller: I like this.

Mr. Zigler: Would we would hope to do is submit more maps for next month and do the SEQRA and ask to set a Public Hearing.

Chairman: The Board is everyone good with the map does anyone have any comments that they don't like. So everyone good – great see you next month.

MOTION: MINUTES FEBRUARY 25, 2016

Made by Peter Muller and seconded by Eric Jaslow

MOTION: CLOSE PLANNING BOARD MEETING

Made by Tom Gubitosa and seconded by Michael Ferguson

Respectfully submitted:

Mary Pagano, Clerk to the Board