

TOWN OF TAGHKANIC PLANNING BOARD
AND
TOWN OF TAGHKANIC ZONING BOARD OF APPEALS

MINUTES OF THE AUGUST 2, 2016 JOINT REGULAR MEETING

A joint regular meeting of the Town of Taghkanic Planning Board and Zoning Board of Appeals was held on Tuesday, August 2, 2016 at the Town Hall.

Those present were:

Planning Board:

Katherine Bainer – Chair, James Alvarez, Kent Sammons, Raymond Keyser, Anna Kadish – Alternate

Zoning Board of Appeals:

Elizabeth O’Donnell – Acting Chair, Tara Buffa, Moisha Blechman (7:15), Mark Stickles, Thomas Mirabelli

Those absent:

Planning Board:

Eric Gaylord, Stephen Kling, John Roberts

Zoning Board of Appeals:

James Romaine - Chair

Also present:

John Robert Fitzsimmons, Esq., Counsel to the Zoning Board
Kimberly Garrison, Counsel to the Planning Board
George Schmit – Morris Associates
Theodore Fink - Greenplan

**Approved
January 3, 2017**

Ms. Bainer opens the meeting at 7:00 p.m. with the pledge.

New Business –

Carino –

The applicant is looking for advice at this time. They would like to divide 121 acres into 4 to 6 lots. They would like to put in a private road for the sub-division. It was mentioned about looking at sub-division vs. conservation sub-division.

Old Business –

Gas Land Petroleum –

Mr. Alvarez makes a motion to be Lead Agency, seconded by Mr. Keyser and approved by those present.

Approved 5 Aye (Bainer, Sammons, Alvarez, Keyser, Kadish)
0 Nays
3 Absent (Roberts, Gaylord, Kling)

Mr. Fink takes this time to explain to the Board what the next steps are.

The Board will hold a workshop meeting and go through the Part 2 of the EAF form. The applicant will provide a draft of the Part 2 that the Board will use as a guide to fill out the form.

The Board is in receipt of letters from DOT and Col. Cty. Planning Board which have comments for the Board/Applicant. The applicant will respond to both letters.

The Applicant has a few comments in regards to the consultants question and comment letter. Greenplan asked for the streams to be shown and they are. Does the water usage include Dunkin Donuts? Yes it does. An oil spill from 1991 on 82, they are looking into it. Wetland buffer needed, may not be required. Applicants' wetland consultant will be putting a letter together addressing the wetland regulations. The total area of disturbance, will be under the 1 acre threshold. We show .96 and with some changes puts it down to .92/.93 acres of disturbance. Will put up wall barriers such as silk fences, hay bales, and or construction fence. About the drawings, applicant is looking for some feedback from the Board and its consultants. Question on location of pumps, moving them to the back of the building. The applicant is strongly opposed to moving them to the back of the building. For the signage, because of the DEC and Parkway regulations the applicant is limited to the size of the sign. They will be well under the regulations. Will be putting a package together for the sign soon. Question on sidewalk and window advertising and items, there will be no sidewalk items like coolers, wood, propane, etc., for the window advertising can't say there won't be signs.

Ms. Bainer informs the ZBA at this time there will be no joint meeting but they are welcome to attend the meeting.

Mr. Alvarez moved to adjourn the meeting at 8:45 p.m., seconded by Mr. Sammons and approved by all present.

Approved 10 Aye (Bainer, Sammons, Alvarez, Keyser, Kadish, O'Donnell, Buffa, Blechman, Stickles, Mirabelli)
0 Nays
4 Absent (Roberts, Gaylord, Kling, Romaine)

Respectfully submitted,

Jean-Adele Howard
Secretary, Town of Taghkanic Planning Board
Next Workshop Meeting Scheduled: August 16, 2016 at 7:00 p.m.

Accepted by: _____
Title: _____
Date: _____