

**PLANNING BOARD MEETING - OCTOBER 6, 2014  
CALLED TO ORDER BY: CHAIRWOMAN DENISE MAYRER AT 7:00 p.m.**

**PRESENT**

Denise Mayrer, Chairwoman  
Wayne Johnson  
John LaVoie  
Lawrence D'Angelo  
Paul Puccio  
Andrew Aubin  
Nadine Fuda, Director  
Attorney Robert Linville, Esq.  
Richard Laberge, Planning Board Engineer

**MEMBERS ABSENT**

**APPROVAL OF MINUTES — SEPTEMBER 15, 2014**

Johnson moved, LaVoie seconded that the minutes be approved as amended.

6 Ayes. 0 Noes. Motion carried.

Ayes: Aubin, D'Angelo, Johnson, LaVoie, Mayrer, Puccio

**PUBLIC COMMENT**

None

**SUBDIVISION**

Birch Builders

2014-22/RA/188.-5-8.11

Brookview Station Road

Proposed -Strawberry Fields lots 21 - 42

Richard Tice, Brewer Engineering was present for this meeting.

Mr. Tice stated this meeting is to show changes to the original site plan as stated in the Brewer Engineering letter dated September 30, 2014 (see attachment A) the applicant is also requesting a public hearing to be scheduled for November 3, 2014.

Mr. Johnson asked about the easements and the remaining lands.

Mr. Tice stated the easements will be done and the remaining lands will be owned by the Hayne's.

The Laberge Letter dated September 17, 2014 addressed all questions brought up by the board. (See attachment A)

**SITE PLAN/ SPECIAL PERMIT**

Spinney @ Pond View

72-2005/R-40/178.-4-2.1

Pond View Road

Proposed - Phase 2 Modifications

Richard Tice, Brewer Engineering was present for this meeting.

Mr. Tice stated he is here tonight to show the change in the grading for the phase 2 Spinney project. Per Brewer Engineering letter dated September 30, 2014 (see attachment B) he also spoke about his letter dated October 2, 2014 (see attachment B) withdrawing the site plan application dated July 14, 2013 for the community center. They will revisit this at a later date.

Mr. Johnson asked if the community center is in the main building.

Mr. Tice stated yes.

Mr. Johnson asked about the landscaping.

Mr. Tice stated the landscaping was already approved.

Mr. Johnson asked if water and sewer were approved.

Mr. Laberge stated he looked into the 2008 approval and found the entire project phase 1 and phase 2 were approved this application is just about the change in grading.

**SITE PLAN**

Kurt Nusbaum

2014-28/R40/HC/RMF/178.-11-27.1

1550 Columbia Turnpike

Proposed - Concept Review Apartments

Steven Hart, Hart Engineering and Kurt Nusbaum were present for this meeting.

Mr. Hart spoke about his letter dated September 17, 2014 (see attachment C) and asked if the board had any questions.

Mr. Johnson asked if this will tie into the town center plan.

Mrs. Fuda stated yes.

All agree to send this for review to the Planning Boards Engineer Richard Laberge of the Laberge Group, after Review a Recommendation will be made to the Town Board.

### **CHANGE IN TENANCY**

Mark Nusbaum

2014-27/HC/178.9-3-6

1518 Columbia Turnpike

Proposed- change tenancy

Mark Nusbaum, land owner and Nurettin Ipek applicant were present for this meeting.

Mr. Nusbaum stated his new tenant Mr. Ipek has agreed to comply with the current Special Permit uses for his site at 1518 Columbia Turnpike, and asked for the board to approve this change in tenancy.

There were no questions for the applicant

Puccio moved, Johnson seconded **APPROVAL** of a change in tenancy at 1518 Columbia Turnpike,

6 Ayes. 0 Noes. Motion carried.

Ayes: Aubin, D'Angelo, Johnson, LaVoie, Mayrer, Puccio

Oppose: None

### **SITE PLAN**

Pine Haven

2014-29/RA/210.-4-9 & 210.-4-16

1420 U.S. 20

Proposed - Mobile Home Park Expansion

Frank McCloskey and Bill Mafrici, applicants were present for this meeting.

The applicants presented a map showing the changes to the existing mobile home park. The proposed project is a two phase site development consisting of 52 units of mobile homes for seniors and the second phase for a self-storage facility. Phase one mobile homes for seniors will be in an oval configuration with walking paths, clubhouse and community garden see site plan map dated September 26, 2014. They are proposing to improve the pond with a dock, gazebo and picnic tables. They will be installing new wells and a maintenance building and will need to remove about 300,000 to 400,000 cu. yards for gravel for phase one of this project.

Mr. Puccio asked if they were going to upgrade the existing mobile home park area, and asked if water was close would they consider extending the water line and hooking up.

Mr. McCloskey stated they have already started cleaning up. They have paved part of the area and they are putting in new water lines.

Mr. Johnson asked where we go from here.

The members agreed to send this for review to the Planning Boards Engineer The Laberge Group.

### **MEMBER DISCUSSION**

Miller Road Improvements completed per agreement.

Mr. Laberge stated from his perspective he feels everything has been completed per contract.

Johnson motion, LaVoie second to close the contract agreement on the Miller Road improvements and refund all monies left on the account.

6 Ayes. 0 Noes. Motion carried.

Ayes: Aubin, D'Angelo, Johnson, LaVoie, Mayrer, Puccio

### **ADJOURN**

Johnson moved, D'Angelo seconded that the Planning Board meeting be adjourned. There being no objections, Chairwoman Mayrer adjourned the meeting at 7:45 p.m.

Respectfully submitted,  
Nadine Fuda  
Director of Planning & Zoning