



Columbia County, New York Planning Board

Meeting Minutes – 20 March 2012

Members Present

John V. Florio, Jr.
Alice Platt
Larry Saulpaugh
Timothy Stalker, *Chair*
George Super

Staff Present

Patrice O. Perry, *Senior Planner*

Guests

None

Members absent – Notified

Cheryl Gilbert
Arthur Koweek, *Vice - Chair*
Steve J. Savarese

CALL TO ORDER and APPROVAL OF MINUTES

Chairman Timothy Stalker called the meeting to order at 6:37 PM. Chairman Stalker welcomed new member Alice Platt, recently appointed to the Region 7 seat representing the Towns of Gallatin and Taghkanic. Chairman Stalker thanked Ms. Platt for her willingness to serve and congratulated her on her recent appointment. Chairman Stalker opened the floor to the CCPB for any changes to the 21 February 2012 meeting minutes. John V. Florio, Jr. motioned to approve. George Super seconded. Vote: All in favor.

NYS GENERAL MUNICIPAL LAW §239-l, §239-m REFERRALS

1. #12-008– Village of Philmont Planning Board

Faye Auld/Barn Shoppe, Special Use Permit

The proposed action is to establish (3) retail businesses in an existing accessory structure located to the rear of the parcel. These shops include: health and beauty supply; religious supply boutique; and Jamaica products. The site is located at 121 Main Street (NYS Route 217) in the Village of Philmont, NY.

Recommendation: no apparent significant county wide or inter-community impact

Comment: none

Motion: George Super Second: John V. Florio, Jr.

Vote: #12-008

REGION	MEMBER	AYE	NAY	ABST.	NOT PRESENT
1	Cheryl Gilbert				X
2	Timothy Stalker	X			
3	OPEN				
4	John V. Florio, Jr.	X			
5	Arthur Koweek				X
6	Larry Saulpaugh	X			
7	Alice Platt	X			
8	Steve J. Savarese				X
At Large	George Super	X			
	TOTAL	5	0	0	3

2. #12-009 – Town of Greenport Planning Board

Carrols LLC, Site Plan Review

The proposed action is the renovation of an existing commercial use, Burger King located at 160 Fairview Avenue (US Route 9) in the Town of Greenport, NY.

Recommendation: None

Five (5) members of the CCPB were present at the meeting, satisfying the quorum requirements to hold a meeting

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of this nine (9) member board. One member of the CCPB serves in the capacity of Building Inspector and Code Enforcement Officer in the Town of Greenport, and as such must recuse himself from voting.

Under NYSGML Section 239-c,

Every motion or resolution of a county planning board shall require for its adoption the affirmative vote of a majority of all the members of the county planning board

The CCPB is a nine (9) member Board and therefore five (5) votes would be majority. Only four (4) of the CCPB members present could vote on this proposed action, consequently, the CCPB had insufficient votes to pass the motion for a recommendation on this proposed action.

Motion: Tim Stalker Second: Alice Platt

Vote: #12-009

REGION	MEMBER	AYE	NAY	ABST.	NOT PRESENT
1	Cheryl Gilbert				X
2	Timothy Stalker	X			
3	OPEN				
4	John V. Florio, Jr.			X	
5	Arthur Koweek				X
6	Larry Saulpaugh	X			
7	Alice Platt	X			
8	Steve J. Savarese				X
At Large	George Super	X			
	TOTAL	4	0	1	3

3. **#12-010 – Town of Copake Planning Board**

Jon Urban-Copake Lake Golf LLC, Area Variance

The area variances are required for development within 100 feet of Copake Lake and installation of sewer lines underground within 150 feet of Copake Lake. The proposed action includes the relocation of the eastern end of Golf Course Road and the installation of a sewer force main under the Taghkanic Creek bed, to access a sewer system. The site is located near the intersection of Golf Course and Lakeview Roads on the northwestern end of Copake Lake in the Town of Copake, NY.

Recommendation: no apparent significant county wide or inter-community impact

Comments:

1. Permits: The CCPB notes that applicant must comply with New York State Department of Environmental Conservation requirements for stream crossing/disturbance, and that applicant is in the process of preparing a Storm Water Pollution and Prevention Plan (SWPPP) and related Notice of Intent (NOI) as part of the subdivision process.
2. Sewer Line: The CCPB suggests that the applicant delineate the location of the proposed sewer line on the site plan.
3. Setbacks: The CCPB suggests that the applicant delineate the location of the required 100 foot and 150 foot setbacks from Copake Lake on the site plan.
4. Golf Course Road: The CCPB notes that the existing section of Golf Course Road along the Copake Lake is annotated as "to be eliminated". The CCPB notes that if lake access is to be maintained for the existing docks, that an access agreement may be required. Clarification is necessary.

Motion: John V. Florio, Jr. Second: George Super

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Vote: #12-010

REGION	MEMBER	AYE	NAY	ABST.	NOT PRESENT
1	Cheryl Gilbert				X
2	Timothy Stalker	X			
3	OPEN				
4	John V. Florio, Jr.	X			
5	Arthur Koweek				X
6	Larry Saulpaugh	X			
7	Alice Platt	X			
8	Steve J. Savarese				X
At Large	George Super	X			
	TOTAL	5	0	0	3

4. **#EXEMPT ACTIONS** - proposed actions exempt from mandatory referral NYSGML §239-m.3. (c)
- Town of Greenport, A. J. Colarusso, Inc -- erect and accessory structure
 - Town of Germantown, Germantown Library – erect an oversized sign

OLD BUSINESS

MEMBER TERMS

Chairman Stalker noted that the Columbia County Board of Supervisors (CCBOS) recently re-appointed John V. Florio, Jr. to serve another three year term representing Region #4, Towns of Greenport and Stockport. Alice Platt was also appointed to finish the remainder of a three term for Region #7 Towns of Gallatin and Taghkanic. Congratulations and welcomes were extended. One seat remains vacant, Region #3 Claverack and Ghent, for which nominations are pending.

NEW YORK PLANNING FEDERATION ANNUAL CONFERENCE

Approval for attendance will be presented to the CCBOS County Government Committee on Tuesday 27 March 2011. Chairman Stalker and Patrice Perry will attend along with Commissioner Flood. The funds available in the budget are exceeded by the interest in attending. Chairman Stalker recommends that the request be for funding to attend one full day of the conference so that all interested CCPB members are provided that opportunity to attend. Members interested in attending include: Arthur Koweek, Steve Savarese, Cheryl Gilbert and Timothy Stalker. John V. Florio, Jr. and Alice Platt will follow-up with Patrice Perry prior to the County Government Committee to notify her of their interest. The conference is being held Sunday April 15 – 17, 2012 at the Saratoga Hilton, Saratoga Springs, NY. The speaker for the Plenary Session is Robert Freeman, Committee on Open Government. Chairman Stalker noted that nominations are still being accepted for awards.

NEW BUSINESS

1. **CCPB WEBPAGE:** Patrice Perry reported that the County Managed Information Systems (MIS) in the process of converting all County Department and County associated WebPages to a standardized format. Currently the CCPB is located within the Planning and Economic Development webpage <http://www.columbiacountyny.com/depts/planning/index.html> The CCPB page Meeting minutes, agenda, and draft referral summary sheets may be viewed from the link <http://www.columbiacountyny.com/depts/planning/ccpb.html> Additional items can be added. There is also a “Training” link which included the announcement for the upcoming NYSDOS session. The entire Department site will be updated in the near future.

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2. NYSDOS TRAINING:

Patrice Perry stated that the latest training session is being conducted by the New York State Department of State. Columbia and Greene Counties are coordinating the session. The (4) hour session is on 23 May 2012 at the Greene County Emergency Services Training Center in Cairo. Each session of the sessions are (2) hours and will include, Subdivision Review and Land Use Tools For Walkable Communities. The sessions will begin at 5:00 pm and end at 9:15 pm. The 4 hour session will allow individuals to obtain 4 hours of land use training. Registration is being handled by Greene County Planning and Economic Development.

3. NY SEQRA EAF REVISION:

Patrice Perry stated that the NYSDEC has adopted an amended Environmental Assessment Form (EAF) <http://www.dec.ny.gov/permits/70293.html> which, which will go into effect on 25 October 2012. A training session is being planned, with David Everett of Whiteman Osterman and Hanna offering to provide the presentation. The location is expected to be at Columbia-Greene Community College and will be scheduled prior to the effective date. Need to determine potential dates.

4. AMENDED POPULATION

Patrice Perry informed members that she had prepared a summary of the amended population for the CCBOS and the City of Hudson. Persons in NYS Department of Corrections facilities are reallocated to their residence of record prior to incarceration. This is required as result of a change in state law enacted in 2011, and applies to redistricting in NYS for State Legislative Districts and local weighted votes. These data are not used for Congressional redistricting, which is based on the official population count from the, US Census Bureau 2010 Census. She can provide copies at the next meeting for interested CCPB members. The net population loss for the Columbia County is 267, or 62,829. The official population count from the 2010 US Census for Columbia County is 63,096.

5. CCPB APRIL MEETING SCHEDULE CHANGES

Members decided to keep the scheduled CCPB meeting date of 17 April 2012 despite the fact that the NYPF was concluding on that day, as the sessions end mid-day. CCPB attendance for that half-day session has not been determined.

ADJOURNMENT

Chairman Stalker adjourned the meeting at 7: 30PM. The next scheduled meeting is

Tuesday 17 April 2012, 6:30 PM

***1st Floor Committee Room, Columbia County Offices
401 State Street, Hudson, NY***