



Columbia County, New York Planning Board

Meeting Minutes – 15 May 2012

Members Present

Cheryl Gilbert (arrived after CTO)
 Arthur Koweek, *Vice - Chair*
 Alice Platt
 Steve J. Savarese
 Deborah Shakotko
 Timothy Stalker, *Chair*
 George Super

Staff Present

Patrice O. Perry, *Senior Planner*

Guests

Scott Kilmer
 Ryan Melino
 Timothy Melino

Members absent

John V. Florio, Jr.

Notified

Larry Saulpaugh

CALL TO ORDER and APPROVAL OF MINUTES

Chairman Timothy Stalker called the meeting to order at 6:30 PM. Chairman Stalker welcomed newly appointed member, Deborah Shakotko. Chairman Stalker opened the floor to the CCPB for any changes to the 17 April 2012 meeting minutes. Patrice Perry, Senior Planner stated that the section on the NYPF Conference had been revised for typographical errors at the behest of Chairman Stalker. Revised version will be forwarded to members. Arthur Koweek. motioned to approve. George Super seconded. Vote: All in favor.

NYS GENERAL MUNICIPAL LAW §239-1, §239-m REFERRALS

1. #12-020– Town of Ancram Town Board

Local Law No. 1 of 2012 Town of Ancram Telecommunications Towers.

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

Comments: none

Motion: Steve Savarese Second: George Super

Vote: #12-020

REGION	MEMBER	AYE	NAY	ABST.	NOT PRESENT
1	Cheryl Gilbert	X			
2	Timothy Stalker	X			
3	Deborah Shakotko	X			
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	7	0	0	2

2. #12-021 – Town of Claverack Zoning Board of Appeals

Won Dharma Center, Site Plan Review and Area Variance

The proposed action is modification to a previously approved site plan to install a solar panel to power sign lighting and variance for wall mounted signage. The site is located at 361 NYS Route 23 in the Town of Claverack, NY.

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

Comments: none

Motion: Cheryl Gilbert Second: Deborah Shakotko

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Vote: #12-021

REGION	MEMBER	AYE	NAY	ABST.	NOT PRESENT
1	Cheryl Gilbert	X			
2	Timothy Stalker	X			
3	Deborah Shakotko	X			
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	7	0	0	2

3. #12-022 – Town of Hillsdale Planning Board

Elizabeth Newman/Scott Kilmer, Special Use Permit

The proposed action is an auto repair and inspection station in an existing structure. The parcel is located at 9261 Route 22 in the Town of Hillsdale, NY.

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

Comments: none

Motion: Arthur Koweek Second: George Super

Vote: #12-022

REGION	MEMBER	AYE	NAY	ABST.	NOT PRESENT
1	Cheryl Gilbert				X
2	Timothy Stalker	X			
3	Deborah Shakotko	X			
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	6	0	0	3

4. #12-023 – Town of Canaan Zoning Board of Appeals

Mark Stephenson – Modification to a Special Use Permit

The proposed action is to establish Desiree’s Café (D & T Homemade Food) within an established retail shop in an existing structure. The site is located at 17 Old Post Road in the Town of Canaan, NY

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

Comments: none

Motion: Cheryl Gilbert Second: Arthur Koweek

Vote: #12-023

REGION	MEMBER	AYE	NAY	ABST.	NOT PRESENT
1	Cheryl Gilbert	X			
2	Timothy Stalker	X			
3	Deborah Shakotko	X			
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	7	0	0	2

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5. #12-024 – Town of Canaan Zoning Board of Appeals

THSB Properties – Special Use Permit

The proposed action is to establish a commercial storage yard and log procurement use on a site located at 72 Flints Crossing Road in the Town of Canaan, NY.

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

Comments: none

Motion: Alice Platt Second: Steve Savarese

Vote: #12-024

REGION	MEMBER	AYE	NAY	ABST.	NOT PRESENT
1	Cheryl Gilbert	X			
2	Timothy Stalker	X			
3	Deborah Shakotko	X			
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	7	0	0	2

6. #12-025 – Town of Greenport Planning Board

Happy Cream/Timothy Melino, Site Plan Review

The proposed action is the establishment of a drive-up ice cream shop in an existing structure located at 403 Fairview Avenue (US Route 9) in the Town of Greenport, NY.

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

Comments: none

Motion: George Super Second: Steve Savarese

Vote: #12-025

REGION	MEMBER	AYE	NAY	ABST.	NOT PRESENT
1	Cheryl Gilbert	X			
2	Timothy Stalker	X			
3	Deborah Shakotko	X			
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	7	0	0	2

7. #12-026 – Town of Greenport Planning Board

Arlene Levinson, Site Plan Review

The proposed action is improvements to an existing parking area and access off US 9 located at 326 Fairview Avenue (US Route 9) in the Town of Greenport, NY.

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

Comments: none

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Motion: George Super Second: Deborah Shakotko

Vote: #12-026

REGION	MEMBER	AYE	NAY	ABST.	NOT PRESENT
1	Cheryl Gilbert	X			
2	Timothy Stalker	X			
3	Deborah Shakotko	X			
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	7	0	0	2

8. #12-027 – Town of Ghent Town Board

Proposed Zoning Amendment

Proposed Local Law No.3 of the year 2012 amending the Town of Ghent Zoning Code Section 190-19, subdivision Z regarding two residences on the same lot.

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

Comments: none

Motion: Deborah Shakotko Second: Steve Savarese

Vote: #12-027

REGION	MEMBER	AYE	NAY	ABST.	NOT PRESENT
1	Cheryl Gilbert	X			
2	Timothy Stalker	X			
3	Deborah Shakotko	X			
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	7	0	0	2

9. #12-028 – Town of Ghent Town Board

Proposed Zoning Amendment

Proposed Local Law No.4 of the year 2012 amending the Town of Ghent Zoning Code Section 190-3, subdivision C regarding density.

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

Comments: none

Motion: Cheryl Gilbert Second: George Super

Vote: #12-028

REGION	MEMBER	AYE	NAY	ABST.	NOT PRESENT
1	Cheryl Gilbert	X			
2	Timothy Stalker	X			
3	Deborah Shakotko	X			
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	7	0	0	2

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10. #12-029 – Town of Ghent Town Board

Proposed Zoning Amendment

Proposed Local Law No. 5 of the year 2012 amending various sections of the Town of Ghent Zoning Code.

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

Comments: none

Motion: Alice Platt Second: Deborah Shakotko

Vote: #12-029

REGION	MEMBER	AYE	NAY	ABST.	NOT PRESENT
1	Cheryl Gilbert	X			
2	Timothy Stalker	X			
3	Deborah Shakotko	X			
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	7	0	0	2

11. #EXEMPT ACTIONS - proposed actions exempt from mandatory referral NYSGML §239-m.3. (c)

None

OLD BUSINESS

MEMBER TERMS

Chairman Stalker welcomed new member Deborah Shakotko, Region #3, representing the Towns of Claverack and Ghent. Chairman Stalker stated that supervisors from Region #3 submitted a nomination for membership which was presented to the County Government Committee on 24 April 2012 and passed. The resolution to appoint Deborah Shakotko to the CCPB was passed by the Columbia County Board of Supervisors on 9 May 2012.

NY SEQRA EAF REVISION:

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 covering information on the changes in the forms and the process was presented by David Everett and Robert Stout of Whiteman Osterman and Hanna at Columbia-Greene Community College on 10 May 2012. The session was very informative and well received, with approximately 75 attending.

NYSDOS TRAINING:

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.

4. NEW BUSINESS

TRAINING

Copies were distributed of the 2012 training record for members to record their 2012 mandatory training sessions.

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EXEMPT ACTIONS

Chairman Stalker suggested the sample resolution exempting certain actions from referral to the CCPB be re-visited and that solar panels, parking lot expansion and driveways be added. Arthur Koweek asked Patrice Perry check to find out if the revised list would need to go to the CCBOS to be adopted by resolution, prior to circulation to municipalities.

ADJOURNMENT

Chairman Stalker adjourned the meeting at 7:50PM. The next scheduled meeting is

Tuesday 19 June 2012, 6:30 PM

1st Floor Committee Room, Columbia County Offices

401 State Street, Hudson, NY