



# Columbia County, New York Planning Board

Meeting Minutes – 16 April 2013

## Members Present

Cheryl Gilbert (*arrived after CTO*)  
Arthur Koweek, *Vice - Chair*  
Alice Platt  
Larry Saulpaugh  
Timothy Stalker, *Chair*  
George Super

## Staff Present

Patrice O. Perry, *Senior Planner*

## Members absent-Notified

John V. Florio, Jr.  
Steve J. Savarese  
Deborah Shakotko

## Guests

Kevin Velez

## CALL TO ORDER and APPROVAL OF MINUTES

Chairman Timothy Stalker called the meeting to order at 6:30 PM. Chairman Stalker opened the floor to the CCPB for any changes to the 19 March 2013 meeting minutes. Arthur Koweek motioned to approve. George Super seconded. Vote: All in favor (Cheryl Gilbert *arrived after CTO and vote*).

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

### 1. #13-004R- Town of Gallatin Town Board

Proposed *Local Law of 2013 Establishing an Event Barn Floating Commercial/Industry District (FCID)* as requested by Pond Lily Inc. The local law would amend the zoning and create the FCID which would allow for the establishment of an Event Barn use. This referral is a resubmission of the proposed local law establishing the Pond Lily Event Barn FCID. The revisions include the increase in the FCID area from 5 acres to 6.137 acres of a 246 acre parcel; and, the expansion of Section IV – Bulk Requirements, Performance Standards and Conditions for the FCID. The location of the FCID is on a parcel off Pond Lily Road, Town of Gallatin, NY.

Recommendation: no apparent significant county wide or inter-community impacts.

### Comments:

1. Site Plan Review: A condition of establishing the FCID is to obtain site plan approval from the Town of Gallatin Planning Board. As set forth in Section IV – Bulk Requirements, Performance Standards and Conditions for the FCID, which reads in part,  
*20. The property owner shall apply for, and receive, site plan approval for the Event Barn use, in accordance with the requirements of §6.7 of the Town's Zoning Law and shall comply with all conditions of site plan approval and conditions of this local law imposed upon the Event Barn use.*

The referenced provision is Section 6.7 Site Plans. However, a discrepancy exists in Section 3.2 Floating Commercial/Industry District (FCID) and clarification is necessary. Section 3.2 B. 7, reads as follows (*emphasis added*),

**7. Within six (6) months after the Town Board has adopted a zoning amendment creating a FCID, the applicant shall apply to the Planning Board for site plan approval pursuant to Section 6.7 of this Zoning Law. The Planning Board shall approve the site plan if it finds that the site plan is the same as the schematic plan approved by the Town Board except as may have been revised to comply with any conditions or modifications of the adopted zoning amendment, and if it complies with all regulations, standards, and conditions established by the Town Board in creating the FCID, and further satisfies the standards and criteria set forth in Section 6.7 of the Zoning Law. If more than three (3) months lapses between Town Board approval and**

## Columbia County Planning Board, 16 April 2013 Meeting Minutes

***submission of a site plan application, the FCID designation shall expire and the property shall revert to its original zoning classification unless an extension is granted to the Applicant by the Town Board for good cause shown and for a period of time not to exceed an additional three (3) months. The Applicant shall obtain a certificate of occupancy within 18 months of site plan approval unless an extension is granted to the Applicant for good cause shown.***

Motion: Larry Saulpaugh Second: Alice Platt

**Vote: #13-004R**

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			
	<b>TOTAL</b>	<b>6</b>	<b>0</b>	<b>0</b>	<b>3</b>

### 2. **#13-015– Town of Germantown Planning Board**

Conrad Hanson, Special Use Permit

The proposed action is to establish a Bed & Breakfast in an existing structure located at 1281 Woods Road/Columbia County Route 35 in the Town of Germantown, NY.

Recommendation: no apparent significant county-wide or intercommunity impacts

Comments:

1. Signage: The CCPB suggests that the applicant provide information on any proposed signage for the B & B.

Motion: Larry Saulpaugh Second: Timothy Stalker

**Vote: #13-015**

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			
	<b>TOTAL</b>	<b>6</b>	<b>0</b>	<b>0</b>	<b>3</b>

### 3. **#13-016– Town of Germantown Zoning Board of Appeals**

Kevin Velez, Area variance

The proposed action is an addition to an existing structure in the required front yard setback. The parcel is located at 353 Northern Boulevard//Columbia County Route 35A in the Town of Germantown, NY

Recommendation: no apparent significant county-wide or intercommunity impacts

Comments: None

Motion: George Super Second: Larry Saulpaugh

## Columbia County Planning Board, 16 April 2013 Meeting Minutes

**Vote: #13-016**

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			
	<b>TOTAL</b>	<b>6</b>	<b>0</b>	<b>0</b>	<b>3</b>

**4. #13-013– Town of Canaan Town Board**

Melony Coons/Jason Development LLC, Site Plan Review

The proposed action is a change in use to establish a hair salon and daycare in an existing structure previously used as a fitness center/gym, the Finnish Line. The site is located on Old Post Road, Town of Kinderhook, NY

Recommendation: no apparent significant county wide or inter-community impacts.

Comments:

1. Daycare: Depending upon the type of daycare facility being proposed, specific state licensure or registration is required through New York State Office of Children and Family Services.

Motion: George Super Second: Larry Saulpaugh

**Vote: #13-016**

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			
	<b>TOTAL</b>	<b>6</b>	<b>0</b>	<b>0</b>	<b>3</b>

**5. #13-017– Town of Kinderhook Planning Board**

Melony Coons/Jason Development LLC, Site Plan Review

The proposed action is a change in use to establish a hair salon and daycare in an existing structure previously used as a fitness center/gym, the Finnish Line. The site is located on Old Post Road, Town of Kinderhook, NY.

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

Comments: None

Motion: George Super Second: Alice Platt

**Vote: #13-017**

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			
	<b>TOTAL</b>	<b>6</b>	<b>0</b>	<b>0</b>	<b>3</b>

**Columbia County Planning Board, 16 April 2013 Meeting Minutes**

**6. #13-018– Town of Germantown Zoning Board of Appeals**

Article Ninth Trust, Area Variance

The proposed action is a lot line adjustment that will result in an existing structure being situated within the required sideyard setback. The parcel is located at 397 Northern Boulevard/Columbia County Route 35A in the Town of Germantown, NY.

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

Comments: None

Motion: Larry Saulpaugh Second: Arthur Koweek

**Vote: #13-018**

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			
	<b>TOTAL</b>	<b>6</b>	<b>0</b>	<b>0</b>	<b>3</b>

**7. #13-019– Town of Clermont Town Board**

Article Ninth Trust, Area Variance

The proposed action is the adoption of Local Law No. 1 of 2013 amending the definition of storage unit and amending provisions relative to earth filling and depositing.

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

Comments: None

Motion: Cheryl Gilbert Second: Arthur Koweek

**Vote: #13-018**

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			
	<b>TOTAL</b>	<b>6</b>	<b>0</b>	<b>0</b>	<b>3</b>

**EXEMPT ACTIONS** - proposed actions exempt from mandatory referral NYSGML §239-m.3. (c) – none

**OLD BUSINESS**

**NEW YORK PLANNING FEDERATION (NYPF) CONFERNECE**

The annual conference is scheduled for April 21-23, 2013 at the Gideon Putnam Resort & Hotel, Saratoga Springs, NY. County Government Committee granted approval for five (5) members to attend as that is the funding available in the Planning Department budget. Those attending are: Arthur Koweek, Alice

## **Columbia County Planning Board, 16 April 2013 Meeting Minutes**

Platt, Larry Saulpaugh, Deborah Shakotko, Steve Savarese, Timothy Stalker and Patrice Perry. County Government Committee was supportive of members attending and is cognizant of the fact that they are unpaid volunteers and must meet the mandatory four (4) hour training requirement. Timothy Stalker stated that he has received funding from the Town of Austerlitz to attend. George Super and Cheryl Gilbert offered to pass on attending this year as they have gone in previous years, in order to allow newer members to attend. Chairman Stalker thanked the Committee for the approval

Timothy Stalker stated that John Florio had expressed his concerns about the fact that only five (5) CCPB members were allowed to attend. John Florio stated that the members interested in attending the NYPF Conference should be able to receive county funding to attend and the budget Department should include that funding.

**NEW BUSINESS** - NA

### **ADJOURNMENT**

Chairman Stalker adjourned the meeting at 7:20PM. The next scheduled meeting is

***Tuesday, 21 May 2013, 6:30 PM***  
***1st Floor Committee Room, Columbia County Offices***  
***401 State St, Hudson, NY***