



# Columbia County, New York Planning Board

## Meeting Minutes – 20 August 2013

### Members Present

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

### Staff Present

Patrice O. Perry, *Senior Planner*

### Guests

None

### Members absent-Notified

John V. Florio, Jr.  
Larry Saulpaugh

### 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 16 July 2013 meeting minutes. George Super motioned to approve. Deborah Shakotko seconded. Vote: All in favor.

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

#### 1. #13-026R– Town of Hillsdale Zoning Board of Appeals

Karin Newman/Brown & Jackson LLC, Special Use Permit

The proposed action is a change in use to establish a craft/woodshop in an existing structure located at 10 Anthony Street in the Town of Hillsdale, NY.

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

#### Comments:

1. Shellac: The CCPB notes that the applicant has indicated that finishes, including shellac will be sent out. Certain architectural coatings are regulated under *NYCRR Chapter III Air Resources, Part 205: Architectural and Industrial Maintenance (AIM) Coatings*, and may apply if certain finishing processes would be conducted on premise.

Motion: Cheryl Gilbert Second: Steve Savarese

**Vote: #13-026R**

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>7</b>	<b>0</b>	<b>0</b>	<b>2</b>

#### 2. #13-027R– Town of Hillsdale Zoning Board of Appeals

Bill Sullivan, Special Use Permit

The proposed action is to establish two (2) retail shops and one short term lease apartment in an existing structure. The parcel is located at 2666 NYS Route 23 in the Town of Hillsdale, NY.

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Recommendation: no apparent significant county-wide or intercommunity impacts

Comments:

1. Access: The CCPB suggests that the applicant contact New York State Department of Transportation (NYSDOT) regarding access off NYS Route 23 to determine if improvements will be required as a result of the change in use from a residential to commercial mixed use.

Motion: Tim Stalker Second: George Super

**Vote: #13-027R**

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>7</b>	<b>0</b>	<b>0</b>	<b>2</b>

**3. #13-034 -- Town of Kinderhook Planning Board**

Alex Rosenstrach/Club Life Sports Zone, Site Plan Review

The proposed action is the establishment multi-use gym in a portion of an existing structure. The proposed uses include: indoor turf field, multi-purpose court, excer-gaming, trampoline area, party rooms/storage, and bathrooms with changing rooms. The site is located on 3143 US Route 9 in the Town of Kinderhook, NY.

Recommendation: no apparent significant county-wide or intercommunity impacts

Comments:

1. Access: The proposed improvements to the entrance off US Route 9 are not finalized and are subject to review and approval by New York State Department of Transportation (NYSDOT).
2. Parking: There are (88) parking spaces allocated for this proposed use in the existing paved parking area. The CCPB suggests that the number of parking spaces allocated for each existing use in the structure be noted on the site plan.
3. Restrooms: Clarify if the proposed bathrooms and changing rooms will be shared between two (2) uses: ClubLife Sports Zone, and ClubLife Health and Fitness. Also, the applicant will need to demonstrate that there is adequate capacity in the existing system to accommodate these proposed restrooms.

Motion: Deborah Shakotko Second: Steve Savarese

**Vote: #13-034**

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>1</b>	<b>2</b>

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**4. #13-035– Town of Hillsdale Planning Board**

Hawthorne Valley Association, Inc.-Site Plan Review and Special Use Permit

The proposed action is the construction of a new practical arts and shop building for woodworking, sculpture and metal arts classes as part of the Hawthorne Valley School. The parcel is located at 330 County Route 21C in the Town of Hillsdale, NY.

Recommendation: no apparent significant county-wide or intercommunity impacts

Comments:

1. Septic: An easement is required in order to construct a portion of the septic system on the contiguous parcel. Although this parcel is also owned by the applicant, the CCPB suggests that information pertaining to the required easement be included on the site plan.
2. Conservation Easement: The proposed structure is located within the “development area” defined under the conservation easement established through the Columbia Land Conservancy. The CCPB suggests that this information be included on the site plan.
3. Special Use Permit: The proposed structure is located within the required Stream Corridor Overlay setback and as a result a Special Use Permit from the Town of Hillsdale Zoning Board of Appeals is necessary.

Motion: Deborah Shakotko Second: Alice Platt

**Vote: #13-035**

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>7</b>	<b>0</b>	<b>0</b>	<b>2</b>

**5. #13-036– City of Hudson Common Council**

Proposed Local Law of 2013 amending the Site Plan Provisions of the City Zoning Code

Recommendation: no apparent significant county-wide or intercommunity impacts

Comment:

1. Home Occupation: The CCPB suggests that the maximum number of people that may be employed by a "Home occupation" be included in the definition.

Motion: Arthur Koweek Second: Steve Saverese

**Vote: #13-036**

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>

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

**OLD BUSINESS**

**none**

**NEW BUSINESS**

Chairman Stalker discussed a possible topic area for a future land use training session which could involve a presentation on the relationship of agricultural uses and land use laws. This might be paired with presentations on County subdivision filing requirements and the role that the County Health Department plays in terms of water and septic systems.

**ADJOURNMENT**

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

***Tuesday, 17 September 2013, 6:30 PM***

***1st Floor Committee Room, Columbia County Offices***

***401 State St, Hudson, NY***