

Present: Chair George Lewandowski, Members Mary Leahy, Jeff Helmuth and Gary Newkirk

Absent: Member Marilyn Daley, Trustee Patrick Landewe

Others: Robert Ford, Eyal Saad, Ed Quirk, Pat Simmons, Richard Ruth, Chuck Snyder, Alex Betke, Mike Rea, Mike Moriello, AJ Coppola, Tom Conrad and others

Chairman George Lewandowski called the Planning Board to order at 700pm.

Mr. Lewandowski presented the minutes of February 12, 2014 (there was no Planning Board meeting in March 2014). Motion was made by Jeff Helmuth, seconded by Mary Leahy, to approve the minutes. Carried unanimously.

The first item on the agenda was the application of Country Meadows for site plan and special use permit approvals. Richard Ruth, from Brinnier and Larios, presented the former 50 unit site plan to the Board. He then presented the new 41 unit site plan. He explained that the site plan features 11 smaller building pods and more green space. The new plan incorporates the same infrastructure and storm water prevention plans. SFD Chief Dave Mason has reviewed the new plan and feels his department can handle any emergency that may occur. Architect AJ Coppola reported that there are 5 types of units: 23 one bedroom units, 2 two bedroom units; 1 three bedroom unit; 11 two bedroom units; 3 three bedroom units and feature porches and or patios. The "Family Units" will be two stories and the "Senior Units" will be one story. The Community Room will remain the same and feature a family room, a senior room and a laundry as well as the Superintendent's residence. Eight units are set for residents with special needs. The developer is working with the Anderson Center to provide housing for the special needs residents. A two hour fire wall will be required between all units. Mr. Coppola also provided project elevations. Mr. Helmuth asked about the Verizon line that runs thru the middle of the project. Developer Pat Simmons said he received an estimate of \$100,000.00 to bury the line. He is trying to find money in the budget for that. The developers plan to apply for NYS funding this fall. Alex Betke advised the Board that SHIPO, the DEC and the Army Corps of Engineers have responded to the Board's Lead Agency letter. All agencies are fine with the project. Richard Ruth advised the Board that there is some minor encroachment into the federal wetlands but the Army Corps is aware.

Mr. Lewandowski then opened the meeting to the Public Hearing portion of the meeting. He asked if there was anyone from the public who wished to comment on the project. There was no one present who wished to speak. Motion was made by Mr. Helmuth, seconded by Mrs. Leahy, to close public comment at the hearing but keep the written comment period open for 30 days (May 8, 2014). Carried unanimously.

Mike Moriello advised the Planning Board that he should have the Negative Declaration on the Country Meadows project ready for the May 14<sup>th</sup> Planning Board meeting.

Tom Conrad, from Praetorius & Conrad, addressed the Board on behalf of Abraham Argueta. Mr. Argueta is applying for a lot line change for his two adjoining properties at 100 Washington Avenue and 140 Main Street (the Village Diner). Mr. Argueta would like to add the vacant land at 100 Washington Avenue to the diner property at 140 Main Street. Mr. Lewandowski advised the Board that this application was just for a lot line change. The application must be sent to the County Planning Board for comment. Alex Betke explained that the vacant lot is in an R2 Zoning District and the Village Diner is in the B1 Zoning District. Additional appearances will be required by the applicant to correct the zoning. Motion was made by Mr. Helmuth, seconded by Mrs. Leahy, to declare the Village Planning Board as Lead Agency under SEQRA, declared this to application to be an unlisted action and the Planning Board will conduct an uncoordinated review. Also, a Public Hearing will be held on May 14, 2014 at 7:00pm. The motion carried unanimously.

Motion was made by Mrs. Leahy, seconded by Mr. Helmuth, to adjourn. Carried unanimously. The Planning Board adjourned at 7:35pm.

Respectfully submitted,

Mary Frank  
Village Clerk

Filed April 15, 2014