

The monthly meeting and public hearing of the Town of Washington Planning Board was held on May 3, 2016, 7:30 P.M., the Town Hall, 10 Reservoir Drive, Millbrook, New York.

Members Present: Chairman, Paul Schwartz, James Cornell, Donald Hanson, Ed Jorgensen, James Shequine, also, planner/consultant Neil Wilson, Al DeBonis, councilman/planning board liaison, and David Greenwood, Chairman, Conservation Advisory Commission.

Chairman Schwartz opened the meeting with the Pledge of Allegiance at 7:30 P.M., announced the agenda, called for a motion to approve the January 5, February 2, March 1, and April 5, 2016 meeting minutes. **A motion to approve the meeting minutes was made by board member Shequine, seconded by board member Jorgensen. 5 ayes, 1 absent.**

The application of KLM Group, LLC is for a lot line change between KLM Group, LLC, 290 Hammond Hill Road and Michael S. and Nora Lee DeBartolo, 288 Hammond Hill Road. The property is zoned RR 10.

Brian Houston, L.S. and Louis Monacok, owner, lot #1 appeared before the board. **A motion to open the KLM Group, LLC public hearing was made by board member Hanson, seconded by board member Cornell. 5 ayes, 1 absent.**

Brian gave a recap of what has taken place on the application, is a proposed lot line change and a boundary line agreement with some of the neighbors. The property is located on Hammond Hill Road in the RR 10 district. At the first meeting with the board a lot line change was presented. Michael and Nora Lee DeBartolo are the owners in rear lot #2. Through a series of errors of the past, the driveway was built on lot #1 instead of the intended lot #2 discovered in 2015. Being proposed in the lot change is to convey 0.27 acres from Monaco land which is the KLM Group on lot #1 and convey it to lot #2 so that the driveway is on this property. The utility poles that serve their house is a private pole line, is on their property. Brian expressed that they are trying to correct the record.

During the surveying process it was discovered that there is discrepancy to the property lines with the neighbors located on the north (Mr. Monahan and Mr. Moskowitz). Brian has shown the proposed boundary line agreement line to correct that record, set it straight from being approved and moving forward.

At the first meeting the planning board referred the application to the Zoning Board of Appeals in order to accomplish this because it was below the required ten acres, the lot line change was taking 0.27 acres, the boundary line agreement was taking another .13 acres away from a nonconforming lot, a public hearing was held with the ZBA on April 19th and variances were granted. Also, as part of this, the 400 ft. required road frontage in the RR 10 zone was not met,

had 197 ft. of road frontage, was diminished by 23.29 ft. as part of the lot line change and 20.92 ft as part of the boundary line agreement for which a variance was also granted. Brian said he added the variances granted by the ZBA on the survey map. Brian also added another note #4 putting everyone on notice that when there is a lot line change, is approved, gets filed in the County Clerk's Office, does not become official until the deed is recorded reflecting the lot line change. Brian put on note #4 saying that the proposed lot line change and boundary line agreements will be made official when all of the deeds are executed between the parties to make it actually happen.

There was no further discussion, comments, a motion to close the KLM Group, LLC public hearing was made by board member Hanson, seconded by board member Shequine, 5 ayes, 1 absent.

Consultant Wilson stated that the draft Resolutions he e-mailed board members did not reflect the ZBA variances that Brian listed on the survey map, there are several places on the Negative Declaration, Preliminary and Final Approvals that need to be changed, modified. The language on the lot line frontage and reduction in the lot frontage needs to be modified. Consultant Wilson will e-mail the revised, corrected, resolutions to secretary Caul. Consultant Wilson recommends adopting and approving the Resolutions contingent upon the revisions.

A motion to adopt a Negative Declaration of Determination of No Significance as amended was made by board member Hanson, seconded by board member Jorgensen. 5 ayes, 1 absent.

A motion to grant KLM Group, LLC Preliminary Approval as amended was made by board member Hanson, seconded by board member Jorgensen. 5 ayes, 1 absent.

A motion to grant KLM Group, LLC Final Approval as amended was made by board member Cornell, seconded by board member Hanson. 5 ayes. 1 absent.

Brian stated that the Board of Health needs to sign off on this application, spoke to Chairman Schwartz when he is available for his signature on the survey map.

Fee Status: fees paid

The application of MCM Equine Partners, LLC Special Permit, 3967 Route 44 is for construction and operation of equine veterinary practice. The property is zoned RR 10.

Cyra Erwin appeared before the board, said she has a quick update, doesn't have a lot of official progress. The site plan is being prepared, Board of Health approval is pending, are working on information for the Department of Transportation. A demo permit was received to remove the old barn located on the property. The engineer has found that it was not structurally sound,

Page 2

is decided to retain the foundation and rebuild the structure. Will have a site plan completed

for the June meeting. Consultant Wilson questioned if it is possible to have a site plan for the May 31st workshop? Cyra is scheduled to have a meeting with the engineer, is hoping to have a site plan for the workshop. Consultant Wilson mentioned that he talked to Paul some weeks ago, has not heard back from him, if he has a progress print he would like consultant Wilson to review he can e-mail it to him but has not heard anything.

Chairman Schwartz questioned board members about reviewing the previously modified application format that consultant Wilson distributed? Consultant Wilson said the March '14 version that he distributed was the last, thought the board was using this. This had some modifications that the board talked about including the requirement that the applicants give the board digital copies of their materials unless otherwise waived in a prior discussion.

A motion to adopt the Modified Application Format and Wetlands Permit Application was made by board member Cornell, seconded by board member Hanson. 5 ayes, 1 absent.

Secretary Caul expressed that she has not received the modified applications. Consultant Wilson is to e-mail to secretary Caul. Chairman Schwartz stated that he sent copies to whoever was in his e-mail stream, apparently secretary Caul was not included. Consultant Wilson to e-mail secretary Caul in a format that he can give to Town Clerk, Mary Alex to post.

There was no other discussion, business, **a motion to adjourn the meeting was made by board member Shequine, seconded by board member Hanson. The meeting was adjourned at 7:45 P.M.**

Respectfully submitted,

Nikki Caul, secretary

