

**Town of Greenwich
Planning Board Meeting Minutes
01/21/2010**

Call to Order: Chairman Tomkins called the meeting to order at 7:00 pm.

Members Present: William Tomkins, Carl Thygesen, Kyle Vandewater, Michelle Wright and John Mattison.

Members Absent: Dan Spigner and Jeff Duxbury.

Also Present: Clerk Kellie Blake

Members of the public who signed the attendance sheet: George & Susie Polchowski, Michael O'Connor, Rosalie Cristaldi, Dorothy Yurschack, Nick Vooris and Franklin Shaw.

New Business:

1. **Public Hearing time:** Chairman Tomkins stated that he had been speaking to John Mattison and they both thought that future public hearings should start at 7:15 pm instead of 7:30 pm.
2. **Joint Meeting with ZBA:**
 - A. Chairman Tomkins stated that he had asked Clerk Kellie Blake to make copies of the minutes from last week's meeting with the Zoning Board of Appeals for everyone to look at. He further stated that some discussion ensued about signs. Signs less than 10 sq. ft. are currently not regulated. He felt that 10 sq. ft. was pretty big to be unregulated. Carl Thygesen stated that he didn't think the size mattered as much as the Code Enforcement Officer regulating where they were located. Kyle Vandewater stated that the size didn't bother him; the height was more of an issue. Michelle Wright stated that she thought it might be better to have a permitting process to have a mechanism to regulate them better.
 - B. Chairman Tomkins stated that adding Buses/Livery into the Zoning Ordinance made sense .
 - C. Garage VS. Agricultural Building – Tony Izzo is going to write an updated definition of Agricultural Building. Some discussion ensued regarding this.
3. **Muck Movers** – Michelle Wright stated that the extension news had an article on "Muck Movers" who compost horses and collect horse manure. Chairman Tomkins asked where they were located. Michelle stated that she did not know. Clerk Kellie Blake stated that she might have the information on file because the Muck Movers had taken some wood chips from the Highway Department. Kellie stated she would look up the information and forward it to the Board.

Old Business:

01/21/2010

Minor Subdivision # 481 – Richard & Sharon Badgley (designated agent: Dorothy Yurshack). Proposal for a 4 lot subdivision of a 189.60 +/- acre parcel located at 1 Dundon Lane. Tax Map ID # 212.-1-14. Lot 1 – 65.087 acres with an existing house, barn and garage. Lot 2 – 36.063 acres. Lot 3 – 75.821 acres and lot 4 – 12.631 acres. Parcel is located in the Rural Agricultural Zoning District. Dorothy Yurshack was in attendance. Chairman Tomkins stated that the Planning Board had reviewed the map and application at the meeting last week. He asked Dorothy if the lots were intended to be buildable lots and she stated that they were. Chairman Tomkins informed her that perc tests would have to be performed as well as designating on the map a proposed house, well, septic and driveway location for the three new parcels. Chairman Tomkins stated that there are two restrictions on the deed. One regarding the house and barn and the other was on the land; being archeologically sensitive. If the land were to be used in a more intensive way SHPO would need to be contacted. Chairman Tomkins stated that the Board would need approval from SHPO before the subdivision could be approved. The

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Site Committee will view the property as well. Chairman Tomkins asked how much of the property was active in agriculture now. Dorothy stated that approximately 100 acres, across the road where the large pond is.

Items needed:

- 5 copies of an updated map.
- Perc test results on the map.
- SHPO approval.
- Designated agent form.
- Driveway permits.
- Proposed house, well, septic and driveways delineated on the map.

Public Hearing:

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Minor Subdivision # 476 – Rosalie Cristaldi (designated agent: Nick Vooris). Proposal for a two lot subdivision of a 36.43+/- acre parcel located on Fiddlers Elbow Road. One lot of 9.62 +/- acres with an existing house, garage and driveway. One lot of 26.81 +/- acres with an existing barn & driveway and proposed house, septic and well site. Hamlet/Mixed Use Zoning District. Tax Map ID # 228.-2-2.6.

Chairman Tomkins opened the public hearing for Minor Subdivision # 476 at 7:30 pm. He called for all interested members of the public to step forward and examine the maps. Fifteen out of seventeen of the adjoining property owners responded to the certified mailings of the public hearing notices. With no comments from the public, Chairman Tomkins closed the public hearing at 7:35 pm.

Resolution # 3-2010
Negative Declaration SEQR Minor Subdivision #476

Resolution by Bill Tomkins
Seconded by Michelle Wright

and passed unanimously by said Board;

RESOLVED, that pursuant to part 617 of the New York State Environmental Conservation Law and upon review of the Short EAF by the Town of Greenwich Planning Board, that Minor Subdivision # 476 be granted a negative declaration.

Resolution # 4-2010
Approval of Minor # 476

Resolution by John Mattison
Seconded by Carl Thygesen

Discussion: Kyle Vandewater asked about the note on the map regarding a proposed future property line on lot 1, following the pond. Mike O'Connor, attorney for Mrs. Cristaldi, stated that if she sells the house, Mrs. Cristaldi would like to do a boundary line adjustment as shown. They were just giving the Planning Board prior notice that she would like to do this.

and passed unanimously by said Board;

RESOLVED, that Minor Subdivision # 476 be approved.

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Fees Received: Minor Subdivision Application Fee \$100.00 (check # 1517), Certified Mailing Fees – 94.18, Recreation Fee \$100.00 and Lot Fee \$125.00.

**Public Hearing:
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Minor Subdivision # 479 – Donald & Thelma Rymph (designated agent: Frank Shaw). Proposal for a two lot subdivision of a 102 +/- acre parcel. One lot of 8.137 +/- acres to be conveyed and one lot of 93.863 +/- acres to be retained. Lot is located in the Rural Agricultural District. Tax Map ID # 219.-1-8.2. Chairman Tomkins opened the public hearing for Minor Subdivision # 479 at 7:45 pm. He called for all interested members of the public to step forward and examine the maps. Five out of six of the adjoining property owners responded to the certified mailings of the public hearing notices. With no comments from the public, Chairman Tomkins closed the public hearing at 7:47 pm.

Resolution # 5-2010
Negative Declaration SEQR Minor Subdivision #479

Resolution by Bill Tomkins
Seconded by Michelle Wright

and passed unanimously by said Board;

RESOLVED, that pursuant to part 617 of the New York State Environmental Conservation Law and upon review of the Short EAF by the Town of Greenwich Planning Board, that Minor Subdivision # 479 be granted a negative declaration.

Resolution # 6-2010
Approval of Minor # 479

Resolution by John Mattison
Seconded by Kyle Vandewater

and passed unanimously by said Board;

RESOLVED, that Minor Subdivision # 479 be approved.

Fees Submitted: \$100.00 application fee (check # 3225), Certified Mailing Fees – \$33.24. Lot Fee \$125.00 and Recreation Fee \$100.00.

Informal Review: Rob Hollbrook RE: Carmody Property on 2530 State Route 40. Chairman Tomkins asked Clerk Kellie Blake about this. Kellie stated that Mr. Hollbrook had phoned stating that the Carmody's were interested in renovating the building next to the Soil and Water and Curves building. Currently it is a warehouse. Plans were very preliminary and he wasn't sure if he would come tonight. Chairman Tomkins stated that would fall under Site Plan or Special Use Permit because it was a separate building, not a vacant space in an existing use.

**Public Hearing:
01/21/2010**

Minor Subdivision # 480 – George & Susie Polchowski. Proposal for a three lot subdivision of a 6.20 +/- acre parcel located on NYS Route 40 with two existing homes on the parcel. One lot of 3.35 +/- acres with an existing house, one lot of 1.26 +/- acres with an existing house and one lot of 1.59 +/- acres to be joined to Tax Map ID # 228.-2-6. Parcel Tax Map ID # 228.-2-7. Chairman Tomkins opened the public hearing for Minor

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Subdivision # 480 at 8:00 pm. He called for all interested members of the public to step forward and examine the maps. All of the adjoining property owners responded to the certified mailings of the public hearing notices. With no comments from the public, Chairman Tomkins closed the public hearing at 8:02 pm.

Resolution # 7-2010
Negative Declaration SEQR Minor Subdivision #480

Resolution by Bill Tomkins
Seconded by Michelle Wright

and passed unanimously by said Board;

RESOLVED, that pursuant to part 617 of the New York State Environmental Conservation Law and upon review of the Short EAF by the Town of Greenwich Planning Board, that Minor Subdivision # 480 be granted a negative declaration.

Resolution # 8-2010
Approval of Minor # 480

Resolution by Michelle Wright
Seconded by John Mattison

and passed unanimously by said Board;

RESOLVED, that Minor Subdivision # 480 be approved.

Fees Received: \$100.00 Application Fee. Certified mailing fees - \$22.16. Two lot fees \$250.00 and One Recreation Fee - \$100.00.

Minutes: The minutes of the December 10th and 17th Meetings were previously submitted to the Board for review.

Resolution # 9-2010
Acceptance of Minutes

Resolution by Michelle Wright
Seconded by John Mattison

and passed unanimously by said Board;

RESOLVED, that the minutes of the December 10th and December 17th Planning Board Meetings be approved as submitted.

A motion to adjourn the meeting at 8:10 pm was made by Kyle Vandewater, 2nd by Michelle Wright

Respectfully Submitted,

Kellie A. Blake
Planning Board Clerk