

Becky Pearson asked about the advertising that would be used once the units are for sale. She thinks that this should be addressed in the Scoping Document. She asked if the projected completion time for the project is still 2014 as it was in November.

Ron Gainer said that the projections are just that. He said that a five year projection is typical.

Becky Pearson said that she would like to preserve the scenic views if the board is to allow clustering. She would like to see scenic preservation in the scoping document.

Kevin Dowd explained that the clustering applies to the R3 zone so that the applicant can have attached housing in the R3. It also allows for the project to be an integrated project so the townhouse units could be spread out across the entire residential portion of the site thereby preserving scenic qualities and wetlands. This is how the project is being designed and studied.

Stan Plato said that he is not sure what could be added to that.

Becky Pearson said that she is seeing wetlands being preserved but she does not feel that the document includes scenic preservation.

Gerald Jacobowitz said that he feels that the meeting is off on the wrong track he said that he thinks that the meeting is for the public to say what they want to see added to the Scoping Document which they, in turn, would look into and study further.

Ron Gainer said that the text could be made to be clearer concerning the differences that conventional zoning versus clustering would have on visual effects.

Suzanne Isaksen asked if affordable housing needs are addressed in the Draft Scoping Document.

Ron Gainer said that 20% of units will be allocated to affordable housing.

Mary Ellen Matise 21 Clinton street asked if points will be given to seniors and disabled persons.

Ron Gainer said that he would make sure that it is clear in the document.

Mary Ellen Matise asked if the private roads are accessible by public transportation.

Ron Gainer said that the applicant is expected to discuss that issue in the document.

Marcus Millspaugh 10 Jessup street said that he would like the gravity of sewage to be thoroughly explored.

Stan Plato asked if the main sewer lines in the Village streets are large enough.

Ross Winglovitz said that they have not been studied yet.

Ron Gainer said that the developer is obligated to commit to a necessary study of the lines.

Edmond Leonard asked if it would be appropriate to discuss the pros and cons of village ownership of the lines.

Ron Gainer said that that topic is addressed in the document.

Becky Pearson 167 Walnut Street asked if the decision about ownership of the roads belongs to the Village Board.

Kevin Dowd said that the applicant will study the pros and cons and that the ultimate decision will belong to the Village Board.

Mary Ellen Matise asked if the applicant would be responsible for sidewalks connecting the development to the schools in the Village.

Stan Plato said that the board cannot force the applicant to make offsite improvements.

Mary Ellen Matise said that the children from the development may have to walk to Walden Elementary School, in this case sidewalks would have to connect the site to the Village.

Becky Pearson said that she would like to see a traffic study done during the afternoon hours when there is traffic from school buses.

Kevin Dowd said that the traffic would probably be heaviest at the time that the elementary school lets out.

Stan Plato said that the automatic count should cover that.

Ross Winglovitz said that the automatic count and the manual count should show where the peak is.

Gerald Jacobowitz said that if there is a glaring difference they would have to do a manual count during the time that the automatic count shows as peak.

Michael Ciardullo made a motion to close public hearing.

Seconded by Jay Wilkins.

All ayes.

Motion carried.

Edmond Leonard made a motion to accept written comments from the public until March 2, 2009.

Seconded by Jay Wilkins.

All ayes.

Motion carried

B. FORMAL APPLICATIONS

B.1 Walden Glen, Drainage

David Ziegler stated that he needs an easement for the drainage on their property at Winding Brook. The easement should be filed next week. He would like to be able to put a new drainage pipe on the property as soon as the easement has been filed. He said that if he waits for the state's approval it would take significantly longer before he is able to build. He stated that he would like the Planning Board to allow him to put the drainage pipe in as soon as he legally has the easement.

Ron Gainer said that a conditional preapproval has been given for the project.

Kevin Dowd said that the board should see a final copy of the easement

David Ziegler said that he would submit a cost estimate and a copy of the easement.

Stan Plato asked if they could be put on the agenda for next meeting.

David Ziegler said yes.

Walden Glen to be put on the agenda for next meeting.

Michael Ciardullo asked which board is responsible for dealing with Central Hudson for the Overlook at Kidd Farm project.

Kevin Dowd said that the Planning Board is responsible.

Michael Ciardullo asked why Central Hudson has only been in contact with the Village Board and why the Planning Board was not made aware of the joint meeting until recent. Michael Ciardullo stated that he was not informed of the walkthrough of the site with Central Hudson. He asked who called the meeting for March 2nd.

Becky Pearson said that the Village Board called the meeting so that they could bring everyone up to date.

Jay Wilkins asked who is in charge of including the Planning Board on the walkthroughs and information sessions with Central Hudson.

Kevin Dowd said that the Town Planning Board is obligated to keep all involved and interested agencies informed. He said that it is this board that is responsible for granting permits to Central Hudson.

Edmond Leonard asked if the Village Board has had a meeting with Central Hudson.

Becky Pearson said yes, Central Hudson gave a presentation to the Village Board.

Michael Ciardullo asked who invited Central Hudson to the Village Board meeting.

Becky Pearson said that she told them to come and give a presentation.

Michael Ciardullo said that when Central Hudson was asked to give a presentation that the Planning Board should have been informed and invited.

Jay Wilkins asked why the Planning Board was not informed.

Stan Plato said that on March 2nd the Planning Board has a scheduled work session that will have to be completed before they can attend the joint meeting.

Edmond Leonard made a motion to close the Planning Board.

Seconded by Michael Ciardullo.

All ayes.

Motion carried

Stan Plato called the Architectural Review Board to order.

B.2 1 Main Street

Joseph Citta 71 Creek Run Road, Newburgh, NY. He stated that he is opening an Italian restaurant at 1 Main Street and he would like to replace the windows, the front door and the sign. He would like to change the fabric of the awning and the sign on the awning from "Talk of the Town" to "Giuseppe's of Walden Pizzeria and Restaurant". He showed the board the forest green fabric that he would like to use to replace the awning. He showed pictures of the new door. He had pictures of the current sign.

Stan Plato asked if the signs meet the sign code.

Dean Stickle said that the canopy would meet the code now but he would only be allowed to have a sign that stated the name, street address and the phone number. He said that the window that he is trying to replace is the old single pane windows with the steel frame.

Stan Plato asked how many seats the restaurant would hold.

Joseph Citta said about 28 seats.

Stan Plato asked about the side sign.

Joseph Citta said that the sign on the side would be changed the same way as on the front.

Michael Ciardullo asked if the new signs are legal.

Dean Stickle said that since the building is on two streets it is allowed to have two signs.

Jay Wilkins made a motion to approve the changes provided that they meet the Village regulations.

Seconded by Michael Ciardullo

All ayes.

Motion carried.

Stan Plato motioned to adjourn.

Seconded by Edmond Leonard.

Meeting adjourned 9pm.

Respectfully submitted,

Lisa Dore