

**VILLAGE OF CASTLETON-ON-HUDSON
REGULAR MEETING
PLANNING BOARD
January 19, 2011**

Present: Bryan Olmstead
Ellen Allen
Diane Cooper
Mark Wochinger

Also present: Steve Hart of Hart Engineering
14 people for public hearing, including a representative from KSR, Joan Rapp

The meeting was called to order at 7:05 PM by Bryan Olmstead.

Old Business:

Doug Porter had escrowed \$1,000 for an engineering evaluation to be done on his property. The Village received a bill for \$317 which was paid and the balanced was returned to Mr. Porter.

Diane Cooper makes a motion to table the review of the December minutes until the next meeting. Mark seconds the motion.

Public Hearing:

KSR Industries explained the parcel of land waiting to be developed.

Tad Johnston of 56 Campbell has a question about water, catch basins and he wants to treat storm water on each lot. Steve said this issue will be addressed with DOT and the Village.

Ed Prevost of 115 Scott has a water issue. How can we (the Village) supply water to this new development? Steve said he has an engineering meeting with the Trustees and the Wastewater Supervisor, John Shortsleeve.

Steve said the clearing of trees on the individual properties will be to the decision of the new property owner.

Bryan said the Planning Board does not have the ability to determine what types of homes, or how many windows, etc go in a development. There is no restriction on the square footage of the lot.

Suzanne Cecala asks if there is an 8 foot buffer where no trees will ever be cut down.

A public member asks if KSR plans to subdivide or build individual homes. Steve says they will not sell individual homes.

A public member says the archeology has to be done again. Steve replies the archeology and wetlands were done.

A public member who lives on Seaman Avenue says she is disappointed there is a development going up across the street from her.

Some of the homeowners have a concern of the water backup issue that can occur when these new homes start getting built. Bryan says there are laws in place to protect the homeowner.

Mark Vanderwall of 81 Scott Avenue says that next to his house there is a ditch and when we have heavy rains, the ditch overflows and the water goes down Scott Avenue. There is a problem there already without putting a house in there. Drainage is an issue and the water sits in front of the lots.

Mike asks why 10 homes are being built, why not build a bigger home on a larger piece of property, instead make it 7 homes.

Stacy Garrow says to Steve he would be taking away the natural habitat of the animals that are there, that are drinking from the water there.

A public member asks about the driveways and Steve says ideally will be trying to match up the driveways from the homes across the street. Same public member also asks if the builders will be putting blacktop.

A public member asks if there are village grants to keep the property forever wild? Bryan said if it is privately owned, no there is not. There are no restrictions.

A public member asks who decides if this is going to be built. Bryan says the Planning Board will bring their recommendations forward to the Town Board and they ultimately decide. This is a process, the Town Attorney, the Zoning Board, the Village Board, all these entities are involved in the decision making process.

A public member asks what is the shallowest lot, depth wise? Steve replies about 300 feet.

A concerned public member asks Steve what recourse does he have if the water backs up in his house and destroys his home?

A public member asks if they will receive notification of the next public hearing. Bryan replies that thru the Village, they can be notified of any discussions. The Village website has the contact names and numbers of the Planning Board members.

There being no more business, the Public Hearing was adjourned at 8:37 p.m.

The next scheduled meeting is **February 16, 2011 at 7 P.M.**

Respectfully submitted,

Helen Barrington, Temporary Recording Secretary