

**VILLAGE OF CASTLETON-ON-HUDSON
PUBLIC HEARING
PLANNING BOARD
November 2, 2011**

Present: Bryan Olmstead, Chair
Barbara Milano
Mark Wochinger
Diane Cooper
Tad Johnston

Absent: Ellen Allen

Also Present: Steve Hart, Hart Engineering
Ellen Scheilding, 92 Scott Avenue
Amee Kirch, 96 Scott Avenue
Brian Kirch, 96 Scott Avenue
Arthur Van DeWal, 87 Scott Avenue
Vinnie Brewer, 107 1/2 Scott Avenue
Ed Prevost, 115 Scott Avenue
Michael Kullman, 103 Scott Avenue

The meeting was called to order at 7:04 PM by Bryan Olmstead.

Mark Wochinger has been sworn in as a Planning Board member as of October 30, 2011.

Public Hearing:

The Public Hearing tonight is to discuss a preliminary site plan approval at Scott Avenue, Castleton, NY for a 3 lot subdivision (formerly 10 lot).

Steve Hart informs that there are only 2 lots and that Lot 3 is not for building. Lot 1 has 80 foot road frontage and Lot 2 has 60 foot road frontage. Lot 1 is 27,800 square foot and Lot 2 is 19,957 square foot, which are double than what the zoning calls for. DOT has approved the location of driveways and drainage swails. The water line is on the South Side of Scott Avenue. The plans have been sent to the County Health Department.

A public member questions how far back from the road are the homes? Steve Hart replies there is a 50 foot minimum setback from the road.

Another question from a public member is asked how close are the homes? Bryan answers all the setback requirements have been met. Steve informs there is a 20 foot side yard minimum. Tad says the homes can be as close as 16 foot.

A public member questions where does the water drain? Steve answers the water drains and pitches towards the back of site. The DOT wants to follow the natural drainage path.

A public member asks where is the water for Maple Hill Road when the Village can approve two water permits? There were people out there drilling for wells.

Another question asked is if this is a done deal?

A public member asks when will this plan be approved? Bryan answers a final resolution will be drafted in a few weeks. Tad says we are hoping to prevent some things that happened on the Seaman Avenue subdivision. Certain things on this site plan have been met and inspected. The Builder will be ultimately responsible that all criteria are met.

A public member says he would feel better if Glenn were here tonight to assure all will be met.

Another question is asked if there will be sidewalks? Steve answers yes. Lot 1 will have 80 feet of sidewalk and Lot 2 will have 60 feet of sidewalk.

A public member asks if all the homes will be identical?

A question from a public member is asked how many acres are left on Lot 3? Steve answers 3.67 acres.

A public member says as long as all criteria and requirements are met, he is OK with this subdivision.

Tad makes a motion to close the Public Hearing and Diane seconds the motion. The Public Hearing is closed at 7:35 PM.

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

Respectfully submitted,

Helen Barrington, Recording Secretary