

**VILLAGE OF CASTLETON-ON-HUDSON
REGULAR MEETING
PLANNING BOARD
September 21, 2011**

Present: Bryan Olmstead, Chair
Barbara Milano
Ellen Allen
Diane Cooper
Tad Johnston

Absent: Mark Wochinger

Also Present: Doug Clarke, Clarke Engineering
Steve Hart, Hart Engineering

The meeting was called to order at 7:01 PM by Bryan Olmstead.

Tad makes a motion to approve the August minutes and Barb seconds the motion.

Old Business: None

New Business:

Bryan informs that Derrick Gardner sent him a copy of a letter from DEC. Steve Hart responds that he has addressed the issues in the letter.

Steve asks if sidewalks have been addressed. Bryan replies he has a request into Glenn Hebert, the Building Inspector about this issue and is waiting to hear back.

Steve said that for the Seaman Avenue subdivision, there was a clause put in the contract that after two years have passed, sidewalks would be put in.

Bryan asks if anyone asked Peg, the Village Clerk, if there has been an escrow deposit?

Bryan said he will email the Mayor to formally request an update on the sidewalk issue from the Building Inspector and to also track down and trace the escrow deposit funds.

Steve says his preferred method regarding the contract is to have a "sunset clause".

Bryan asks about the location of swails. Steve said the swails are following in between property lines.

Tad says he would like to see in the final plan some contours, swails and that the lot layout will match the plan, unless otherwise approved by the Board.

Steve says the builder needs to submit a site plan.

Doug Clarke says he does agree these are reasonable requests. Tad says the details and features have to be put on the plan filed with the County Clerk. If it is not filed, it is not legal. Doug Clarke agrees for the need to show the existing contours and proposed contours and file the whole thing with the County Clerk.

Bryan asks Doug what is the next step?

Doug replies

- the SEQR determination needs to be made.
- a public hearing needs to be scheduled.
- the preliminary plat needs to be approved.
- need to have a shopping list for requirements on final plat.

Steve asks if any of these issues can be addressed tonight before the public hearing to get things moving?

Doug says pinning down sidewalks is what is needed. The grading and drainage are the big issues.

He says can state something to the effect of “the final site plan goes to the building inspector and if grading and drainage deviates substantially, the matter goes back to the Planning Board for review”.

Bryan says the Planning Board can give final approval, on condition by DOT and DOH. Contingent on the C.O., sidewalks need to be put in after the homes are constructed. Doug says this is the easiest method.

Bryan says the next step is to schedule a Public Hearing. He will call Peg to send a letter to the residents. To eliminate any confusion, Steve asks if the letter can state that this is not a new application.

Tad mentions the plan shows there is an 8 foot buffer and he recalls the Planning Board discussed a 20 foot buffer. Steve replies he had to put in more grading work and set the homes back. This made it wider to make grading easier. The set backs on that side were increased. Instead of 8 foot, he will make it 10 foot. Steve said he will get a new set of amended plans to the Planning Board two weeks prior to the Public Hearing.

Other Business: None

Tad makes a motion to adjourn the meeting and Barb seconds the motion. The meeting was adjourned at 7:45 p.m.

The next scheduled meeting is **October 19, 2011 at 7 P.M. - Public Hearing**

Respectfully submitted,
Helen Barrington, Recording Secretary