

**TOWN OF ESOPUS  
PLANNING BOARD MEETING  
DECEMBER 12, 2012**

**BOARD MEMBERS PRESENT:** Roxanne Pecora  
Fred Zimmer  
Margaret Yost  
Michael Minor  
Michael Manicone  
Rich Williams

**BOARD MEMBER EXCUSED:** Darin DeKoskie

**ALSO PRESENT:** Myles Putman , M.L. Putman Consulting

Chairperson Pecora called the meeting of the Town of Esopus Planning Board to order at 7:00 p.m. beginning with the Pledge of Allegiance to the Flag. Roxanne advised the public of the building's fire exits and roll call was taken.

**MINUTES:** Board members were asked if there were any changes or corrections to the minutes of the November 14, 2012 meeting.

Margaret make a correction to page 12, paragraph 6, line 3 change there to their.

**RICH MADE A MOTION TO APPROVE THE MINUTES AS AMMENDED SECONDED BY MICHAEL MINOR. ALL MEMBERS WERE IN FAVOR. MOTION PASSED WITH A VOTE OF 6-0. VOTE WAS AS FOLLOWS:**

Fred.....yes  
Margaret.....yes  
Michael Mr.....yes  
Mike Manicone.....yes  
Rich Williams.....yes  
Roxanne.....yes

**VOUCHERS:**

Peter C. Graham, Esq. (ARC-Connelly Terrace).....	\$ 4,325.00
Joseph Eriole, Esq. ....	\$ 294.00
Clough Harbour (ARC-Connelly Terrace).....	\$ 843.76
Clough Harbour (Esopus Farms).....	\$ 5,571.29
M.L. Putman Consulting (November, 2012).....	\$ 1,750.00
M.L. Putman Consulting (December, 2012).....	\$ 2,250.00
M.L. Putman Consulting (Escape Realty).....	\$ 189.00

April Oneto (secretarial services).....65 hours

**RICH MADE A MOTION TO APPROVE THE VOUCHERS AS READ, SECONDED BY MICHAEL MINOR. ALL MEMBERS WERE IN FAVOR. MOTION PASSED WITH A VOTE OF 6-0.**

**PUBLIC HEARING:**

**AT 7:10 P.M. MICHAEL MINOR MADE A MOTION TO OPEN THE PUBLIC HEARING FOR GORDON, ET. AL., CASE #2012-24 MINOR SUBDIVISION SECONDED BY MARGARET. ALL MEMBERS WERE IN FAVOR.**

Chairperson Pecora read the Public Hearing Notice placed in the Daily Freeman. A copy of this notice as placed in the file. Chairperson Pecora asked if there was anyone present who wished to speak regarding this application.

Peter Nimer – 20 Hellbrook Lane , Ulster Park – He understands that Scenic Hudson is going to be purchasing the property and put an easement on another property for trails. He feels that Scenic Hudson is a wonderful organization and he would strongly support the application for increased access for the public to the Hudson River. He said that we live here because we love it here for the natural beauty. He feels that the Board should vote for it. He thinks that anything we can do to preserve and maintain open space is a benefit.

Maria Finger - 127 Hudson Lane, Ulster Park - She is curious if Scenic Hudson will be putting parking down there and how many trails will go there. Roxanne informed her that this application is before this Board for a subdivision. We have no knowledge regarding the future plans. This would be a separate approval if and when Scenic Hudson purchases the land. She stated that she has lived there since 1986 and she is not sure if there is an intent to put parking but if they do and they put in at the end of the road where it is a dead end the concern would be that it would not be monitored at all and it would encourage people to hang out late at night and drink and party. When they first moved in there were very few houses and that was an issue. This was prior to having several houses down there. If the parking is at the very end of the road, that could encourage this activity. She said even though she knows the parks and trails close at dusk she has driven on River Road by the Esopus Lighthouse area and there have been cars down there parked. She is concerned about the traffic flow in the neighborhood.

Dan Shapley – 210 Green St., Port Ewen – The parks that Scenic Hudson has created in the Town are one of the reasons they moved here. He would like to express his support for Scenic Hudson. He feels that Scenic Hudson has a great long track record for running these parks effectively. They are clean and well

maintained. The trails are in good shape. He thinks it is an asset for the Town and should be approved.

Harry Elders – 857 Broadway, Ulster Park – He would like to echo what Mr. Shapley said about what Scenic Hudson has done for the community. Regarding what Mrs. Finger said there are cars parked at Esopus Lighthouse after hours. They have never seen any illicit activities. He does not personally see an issue.

Peter Rolson – 5 Rose Lane, Ulster Park – He stated that he loves the Scenic Hudson Parks in the area. He does understand the concerns not parking per say the convening after hours. He goes to Shaupaneake Ridge and has seen the trash that is dumped there and occasionally the porta potties are overturned. This park is perhaps not monitored as well and he does not want to see that activity spreading somewhere else. He would like see some increased attention to some of these areas.

Betty Stanzione – 47 Hudson Lane, Ulster Park – She does not know what direction the trails are going to be coming in. Are the cars going to come down Hudson Lane? She is concerned about more traffic on the street. She has some reservations about what will happen on her street since this is a residential area. They would need some signs to try to slow traffic down and to address what is going on in the neighborhood. She can not think of an area where you would have to go through a neighborhood to get to the hiking trail.

Skip Doyle – 212 Hoyt St., Port Ewen – He stated that there is no more scenic place that he has seen than the Town of Esopus. He wants to support what the neighbors are doing and would like to support Scenic Hudson in terms of what they want to do.

Jess Hicks – 74 Hudson Lane, Ulster Park – This property borders him on two sides. He questioned if it is the whole piece and was told that it is. Mr. Hicks questioned what Scenic Hudson Plans are. Roxanne informed him that this is not an interactive discussion. This hearing is to get comments from the public so that if there is not something that we have covered as a Board it will be brought to our attention. After the hearing we will meet with the applicant and discuss issues that were presented. He is welcome to stay and listen to that discussion. He shares the concerns of Ms. Stanzione and Ms. Finger. This will change the dynamics of the neighborhood and he would like them to be cautious of this. There will be trails too close to the properties.

Rob Hare – 130 Carney Road, Ulster Park – He wants to support the subdivision and the sale of the property to Scenic Hudson. He very strongly believes in Open Space and the long term value of it for the Town.

Carl Schlemowitz – 17 Ulster Ave., Ulster Park – He is in favor of what Scenic Hudson is doing to help preserve the woodsy character of Esopus. This is

probably the first subdivision meeting that he has heard of that is not subdividing to build a house. He is in favor of this application.

**MICHAEL MINOR MADE A MOTION TO CLOSE THE PUBLIC HEARING FOR GORDON, CASE #2012-24 SECONDED BY MARGARET. ALL MEMBERS WERE IN FAVOR. MOTION PASSED WITH A VOTE OF 6-0.**

**PUBLIC HEARING:**

**AT 7:20 P.M. RICH MADE A MOTION TO OPEN THE PUBLIC HEARING FOR DECICCO, CASE #2012-23, LOT LINE ADJUSTMENT SECONDED BY MICHAEL MINOR. ALL MEMBERS WERE IN FAVOR. MOTION PASSED WITH A VOTE OF 6-0.**

Chairperson Pecora read the Public Hearing Notice placed in the Daily Freeman. Copy placed in the file. Chairperson Pecora asked if there was anyone present to speak regarding this application.

Maria Finger - 127 Hudson Lane, Ulster Park – They live right next to this property. She stated that it is their belief that Scenic Hudson Land Trust wants to create a trail for public use on Lot #25. This trail will be 100 feet from their home and less than 20 feet from the boundary line. They oppose this and are asking the Town to reject it. Lot #25 adjoins their land and has a history of flooding. There is a small creek that runs through the property and this creek receives runoff from the pond located on the Gordon property. Lots #23 and #24 are owned by them and their house sits on Lot #24. They have been there since 1986 and numerous times Lot #25 and the road received damage from heavy rainfall and road repairs have needed to be completed. Construction of a trail is of concern. If the trail is raised to allow pedestrians to cross over to Hudson Lane, there is a potential that the current water flow may be diverted and cause flooding and erosion on their property. Their home sits on a higher piece of ground but it is surrounded by lower levels of land. The area behind their home which is lower has a creek running through it. If water is diverted to this area, it could cause erosion in their back yard where their septic is located. If the trail is not raised, where would the hikers walk? It is likely that they will attempt to cross over into their woods and walk down the side of the property close to their home. Having a trail cross over a road where the road bends and curves; driver visibility is a concern. How will this influence the traffic? It is their belief that the traffic will increase in an area where small children and families live. How will the Town monitor the safety of the hikers and residents living in the area? What if a hiker gets stranded or injured on a trail? Has an impact study been done to insure emergency vehicle access? She stated that they have walked on Scenic Hudson trails and it is common to find people walking with their dogs unleashed. This is a safety concern for her family. How will the policy instructing people to keep their dogs leashed be enforced? If trails are constructed, people will be able to see the back of her home, along the side of her home. This increased visibility is

a concern for her family. They chose to live in this area because it is a private area. Having complete strangers on a regular basis walking on the side and around her home is a concern. Is the Town prepared to increase the amount of police surveillance in her neighborhood? If these trails are constructed, her home will depreciate in value. This in essence should equate to a decrease in the amount of taxes they should pay. The property will come off the tax rolls if Scenic Hudson purchases it. They once again ask that the Board reject the proposal. They believe that this trail will be a harmful course in their neighborhood. (Copy of the letter she read was submitted for the file.)

Harry Elder – 852 Broadway, Ulster Park – He has lived in the Town of Esopus since 1977 when Hudson Lane was an apple orchard. He and his wife have walked just about every trail in the area and a lot of the trails border houses. He has never seen any adverse effects. He thinks any opportunity to increase open space and walking through the Town and welcoming visitors is a positive thing. He stated that some of the trails are so underutilized. He thinks that in general that the trails have a positive effect and concerns about people walking near their property are overdone.

Pete Nimer – 20 Hellbrook Lane, Ulster Park –He thinks that connecting trails between the two parcels is a valuable use of open space. The overall benefit makes everything more useable, more valuable and more apt to be preserved.

Skip Doyle – 212 Hoyt St., Port Ewen – He would like to thank land owners who make the donations and make the sacrifices of their property for their neighbors. He would like to thank them.

Thomas Aubel – 139 Hudson Lane, Ulster Park – He has lived here about 8 years and supports what is happening. He feels that it will no be that bad of a situation once they get trees up. He is really in support of this.

Rob Hare – 130 Carney Rd., Ulster Park – He thinks that Scenic Hudson during the Site Plan Review will deal with the problems and it has been shown in other parts of the country that these problems can be dealt with successfully.

**RICH MADE A MOTION TO CLOSE THE PUBLIC HEARNG FOR DECICCO, CASE #2012-23 SECONDED BY MICHAEL MINOR. ALL MEMBERS WERE IN FAVOR. MOTION PASSED WITH A VOTE OF 6-0.**

**OLD BUSINESS:**

**JOHN HOY ENTERPRISES: Case #2012- 12 - Subdivision – 166 First St.  
@ Spring St. @ Girard St., Connelly; SBL:  
56.050-1-3**

Applicant has requested a Time Extension since the maps are past the 62 days for filing. Roxanne stated that we need to reapprove the subdivision and maps need to be resigned.

**FRED MADE A MOTION TO GRANT A TIME EXTENSION TO JOHN HOY ENTERPRISES, CASE #2012-12 SECONDED BY MARGARET. ALL MEMBERS WERE IN FAVOR. MOTION PASSED WITH A VOTE OF 6-0. VOTE WAS AS FOLLOWS:**

Mike Manicone.....yes  
Fred.....yes  
Margaret.....yes  
Michael Minor.....yes  
Rich.....yes  
Roxanne.....yes

**GORDON: Case #2012-24 – Minor Subdivision – 112 Hudson Lane, Ulster Park; SBL: 64.003-3-16**

Patti Brooks, surveyor, was present to represent the applicant. Myles reviewed M.L. Putman Consulting Report dated 12/6/12, copy given to applicant and copy placed in the file.

Letter received from Waterfront Advisory Board dated 11/30/12 and they have no problems regarding this application.

Michael Minor stated that just for clarification purposes this is just the subdivision application before this Board and does not relate to parking spaces, trails, etc.

**MICHAEL MINOR MADE A MOTION TO WAIVE THE REQUIREMENT OF 107-21.H(1) REQUIRING A 50 FOOT WIDE ACCESS EASEMENT WIDTH FOR THE COMMON DRIVEWAY SECONDED BY RICH. ALL MEMBERS WERE IN FAVOR. MOTION PASSED WITH A VOTE OF 6-0. VOTE WAS AS FOLLOWS:**

Mike Manicone.....yes  
Fred.....yes  
Margaret.....yes  
Michael Minor.....yes  
Rich.....yes  
Roxanne.....yes

**MICHAEL MINOR MADE A MOTION TO WAIVE BUILDABLE LOT REQUIREMENTS AS PER SECTION 107-27, 107-28 AND 107-29 OF THE TOWN OF ESOUPS ZONING CODE SECONDED BY FRED. ALL MEMBERS**

**WERE IN FAVOR. MOTION PASSED WITH A VOTE OF 6-0. VOTE WAS AS FOLLOWS:**

Michael Minor.....yes  
Fred.....yes  
Margaret.....yes  
Rich.....yes  
Mike Manicone.....yes  
Roxanne.....yes

**MICHAEL MINOR MADE A MOTION TO DECLARE A DETERMINATION OF NON-SIGNIFICANCE (NEGATIVE DECLARATION) PURSUANT TO SEQR FOR GORDON, CASE #2012-24, MINOR SUBDIVISION SECONDED BY MARGARET. ALL MEMERS WERE IN FAVOR. MOTION PASSED WITH A VOTE OF 6-0. VOTE WAS AS FOLLOWS:**

Mike Manicone.....yes  
Fred.....yes  
Margaret.....yes  
Michael Minor.....yes  
Rich.....yes  
Roxanne.....yes

**MICHAEL MINOR MADE A MOTION TO GRANT CONDITIONAL FINAL PLAT APPROVAL FOR GORDON, CASE #2012-24, MINOR SUBDIVISON CONDITIONED UPON RECEIPT OF 6 PAPER MAPS AND 1 MYLAR SIGNED BY ALL APPLICANTS AND AUTHORIZED OFFICER OF SCENIC HUDSON LAND TRUST AND A RECEIPT OF A RECREATION FEE OF \$2,000.00 SECONDED BY MARGARET. THE APPROVAL OF THE PROPOSED SUBDIVISON BY THE PLANNING BOARD IS NOT TO BE CONSTRUED AS APPROVAL OF THE FUTURE DEVELOPMENT OF RECREATIONAL FACILITIES ON LOT 1, WHICH WOULD BE SUBJECT TO A SEPARATE APPROVAL UNDER CHAPTER 123 OF THE TOWN CODE. ALL MEMBERS WERE IN FAVOR. MOTION PASSED WITH A VOTE OF 6-0. VOTE WAS AS FOLLOWS:**

Mike Manicone.....yes  
Fred.....yes  
Margaret.....yes  
Rich.....yes  
Michael Minor.....yes  
Roxanne.....yes

**DECICCO: Case #2012-23 – Lot Line Adjustment -131, 137 Hudson Lane; River Road, Ulster Park; SBL: 64.003-3-8, 4-25 & 26**

Patti Brooks, surveyor, was present to represent the applicant. Myles reviewed M.L. Putman Consulting Report dated 12/6/12, copy given to applicant and copy placed in the file.

Letter received from Waterfront Advisory Board dated 11/30/12 stating they have no problem with this application.

Patti stated that as this was a Lot Line Adjustment the applicant did have the right to ask for a waiver of the Public Hearing but they chose to have a Public Hearing because they did have some indication that there may be some neighborhood concerns and Scenic Hudson felt that they wanted to get the concerns out in the open as soon as possible so that they could address them. She thanked everyone who did take the time to come here tonight pro or con. This helps Scenic Hudson do a better job with their property.

Myles stated that the applicant is taking property and splitting it into two substandard pieces one of which is being attached to an existing residential lot and the other is being attached to 23 acres of open space. There is no left over building lot. Patti stated that they did put a note on the map stating that Parcels A and B are to be conveyed to and combined with tax parcels as shown and are not to be considered buildable lots into themselves.

Matt Shipkey, Scenic Hudson, wanted to thank everybody for their input this evening. He stated that at this point they do not have any specific plans to put any trails or any parking in place. They simply want to open the opportunity to create that because they knew that the Gordon's were selling the property. If this opportunity was not taken, it would forever be lost. This is 1/2 mile of river front that has not been accessible before. They have always in the past taken in the concerns of the residents.

**MICHAEL MINOR MADE A MOTION TO MAKE A DETERMINATION OF NON-SIGNIFICANCE (NEGATIVE DECLARATION) PURSUANT TO SEQR FOR DECICCO, LOT LINE ADJUSTMENT, CASE #2012-23, SECONDED BY MARGARET. ALL MEMBERS WERE IN FAVOR. MOTION PASSED WITH A VOTE OF 6-0. VOTE WAS AS FOLLOWS:**

Mike Manicone.....yes  
Fred.....yes  
Margaret.....yes  
Michael Minor.....yes  
Rich.....yes  
Roxanne.....yes

**MICHAEL MINOR MADE A MOTION TO GRANT CONDITIONAL FINAL APPROVAL FOR DECICCO, LOT LINE ADJUSTMENT, CASE #2012-23, SECONDED BY RICH CONDITIONED UPON RECEIPT OF 6 PAPER MAPS**

**AND ONE REPRODUCIBLE MASTER DRAWING BEARING THE SIGNATURES OF THE DECICCOS AND THE AUTHORIZED OFFICER OF THE SCENIC HUDSON LAND TRUST, INC. ALL MEMBERS WERE IN FAVOR. MOTION PASSED WITH A VOTE OF 6-0. VOTE WAS AS FOLLOWS:**

Mike Manicone.....yes  
Fred.....yes  
Margaret.....yes  
Michael Minor.....yes  
Rich.....yes  
Roxanne.....yes

**HIGHLAND VINEYARDS INC.: Case #2012-25 – Minor re-subdivision – 103 Burroughs Drive @ Broadway, West Park; SBL: 8.001.5-16**

Patti Brooks, surveyor, was present to represent the applicant. Myles reviewed M.L. Putman Consulting Report dated 12/6/12, copy given to applicant and copy placed in the file.

Michael questioned building envelope A. Patti stated that building envelope A was laid out in the Conservation Easement as an area that could be developed to a certain extent. They have the right to plant grapes where it says orchard and Patti stated that she does know that they have plans to continue operations there but she is not privy to this information. She is working for Mr. Fiore who is building a residential home.

She sent a copy of the map to Scenic Hudson for their approval. She submitted a copy of the letter from Scenic Hudson. She received a letter from Michael Cafaldo dated 12/11/12 approving the driveway cut. A copy of the letters was placed in the file.

**MICHAEL MINOR MADE A MOTION TO DECLARE THIS AN UNLISTED ACTION (NEGATIVE DECLARATION) PURSUANT TO SEQR FOR HIGHLAND VINEYARDS, INC., CASE #2012-25, MINOR RE-SUBDIVISION, SECONDED BY FRED. ALL MEMBERS WERE IN FAVOR. MOTION PASSED WITH A VOTE OF 6-0. VOTE WAS AS FOLLOWS:**

Mike Manicone.....yes  
Fred.....yes  
Margaret.....yes  
Michael Minor.....yes  
Rich.....yes  
Roxanne.....yes

**MICHAEL MINOR MADE A MOTION TO SCHEDULE A PUBLIC HEARING FOR HIGHLAND VINEYARDS, INC., CASE #2012-25, MINOR SUBDIVISION, FOR 1/9/13 AT 7:10 PM SECONDED BY RICH. THERE WILL BE A \$200.00 PUBLIC HEARING FEE. ALL MEMBERS WERE IN FAVOR. MOTION PASSED WITH A VOTE OF 6-0. VOTE WAS AS FOLLOWS:**

Mike Manicone.....yes  
Fred.....yes  
Margaret.....yes  
Michael Minor.....yes  
Rich.....yes  
Roxanne.....yes

Roxanne recused herself at 7:58 PM. Fred chaired the next portion of the meeting.

**FERGUSON d/b/a “Aberdeen-on-the-Hudson: Case #2012-10 – Special Use Permit – 1723 Broadway (US Route 9W), West Park; SBL: 80.001-3-23.1**

Maria Ferguson was present for this application. Myles reviewed M.L. Putman Review dated 12/12/12, copy given to applicant and copy placed in file.

Fred looked up the policy on noise mitigation reference in the County’s letter. Copies of the two pages that Fred felt were pertinent were copied for all Board members. One of them gives a noise level in decibels and something to equate it to. He feels that the 65 decibels that was requested seems to be acceptable. Fred stated that we do not have to address this tonight but he feels that he gave the Board a point of reference.

Rich stated that his concern is not only would it generate to the immediate neighbors but across the river as well. He does not think that 65 decibels is obtainable in a large scale event or possible to maintain in a large scale event if at all reachable.

Michael was interested in why the 9:00 p.m. time is used even though in every case where we have a noise limitation it is 8:00 p.m. Fred stated that we have talked about it. Additionally, in the original discussion we had talked about shielding the neighbors to the north and south and projecting the music across the river. In this description, we have a new item which is designed to protect the neighbors to the east which would be the river and to the south but from the location of the picture in the map we still have neighbors to the southwest and to the northwest and northeast that would not be protected. This is a very different proposal because of the different direction and the hours of operation.

Michael questioned the statement in Ms. Ferguson's submission where they proposed a total combined ambient and site generated SPL of 65dB at the property line with a limit to site produced SPL from the facility at 6dB. He does not believe that this is possible.

There were some questions about the picture with the tent on it. Michael felt that you cannot put 250 people in the tent shown. He felt that it would have to be wider, longer and deeper. Following some discussion and Fred measuring the tent on the picture it was felt that it was bigger than 80x120. Michael stated at this point he retracts the tent issue.

Maria stated that she measured the dimension of the tent and put down cloth. She went to the other side and took a picture of it. She stated that the tent is closer to the forest because that is where people will have access to the bathrooms. It was not going to be in the center. It was going to be closer to the side. Maria stated that regarding the sound people in the room will absorb sound.

Fred and Michael discussed the sound issue. Fred asked if Michael would feel better if she took the 6dB out. Michael does not feel that the 6dB is reasonable.

**MICHAEL MADE A MOTION TO SCHEDULE FERGUSON, CASE #2012-10, SPECIAL USE PERMIT, FOR A PUBLIC HEARING ON JANUARY 9, 2013 AT 7:20 PM SECONDED BY RICH. ALL MEMBERS WERE IN FAVOR. MOTION PASSED WITH A VOTE OF 5-0. VOTE WAS AS FOLLOWS:**

Mike Manicone.....yes  
Margaret.....yes  
Rich.....yes  
Michael Minor.....yes  
Fred.....yes

Chairperson Pecora returned to the Board at 8:30 p.m.

**THE J.E. PAGGI CORP: Case #2012-21 – Lot Line Adjustment – 289-290  
Broadway (US Rt. 9W), Peters Pass, Port Ewen;  
SBL: 56.075-2-24 & 3-1**

Michael Vetere, surveyor, was present to represent the applicant. Myles reviewed M.L. Putman Consulting Report dated 12/6/12, copy given to applicant and copy placed in file.

Myles stated that the application was reviewed in September but the Board did not grant sketch plan approval. If this application goes forward it could hinder the applicant from developing the land remaining due to access issues. It was

recommended by the Planning Board that the owner of the property be made aware of the issues.

Michael Vetere stated that the Board requested that he make the owner aware that if this lot line adjustment is completed there will not be access onto a public highway for the remaining parcel. He informed the owner who sent an e-mail dated 10/2/12 to the Planning Board with some incorrect information in it. Michael stated that in that e-mail they acknowledge that they are limiting their access to the highway and are willing to accept the situation.

Following some discussion it was agreed that the Planning Board send a letter to The J.E. Paggi Corp. and clarify the issues regarding development of the remaining property. They will have one access to the lot in the back but they will only have one and the Code requires two accesses. If at that time, the applicant wishes to proceed, the Planning Board will act on this application. Planning Board secretary will do a letter to Barbara Martin with a copy to Michael Vetere explaining the situation and await her instructions.

Michael Vetere stated that they have someone interested in purchasing the building and if the owner is willing to take the chance of not being able to get into their property that is their choice. He thinks that this lot line adjustment and sale of the building would be a benefit to the Town since the building is located right next to the entrance to the New Town Hall.

Michael Vetere stated that he did look into the area and the deed is not plotable. Fred stated that Thomas Danielle was the last one before this Board for this property and his surveyor was Joseph Berger and he believes that he had the whole thing.

A letter will be sent and we will wait for their response before moving forward with this application.

**NEW BUSINESS:**

**DIMUCCIO & WOYCH: Case #2012-28 – Lot Line Adjustment - 542-544  
Main Street, St. Remy; SBL: 63.006-1-9.1 & 9.12**

Jack Dimuccio was present to represent this application.

Myles reviewed M.L. Putman Consulting Report dated 12/6/12, copy given to applicant and copy placed in file.

**MICHAEL MINOR MADE A MOTION TO LIST DIMUCCIO & WOYCH , LOT LINE ADJUSTMENT, CASE #2012-28, AS AN UNLISTED ACTION UNDER**

**SEQR SECONDED BY FRED. ALL MEMBERS WERE IN FAVOR. MOTION PASSED WITH A VOTE OF 6-0. VOTE WAS AS FOLLOWS:**

Mike Manicone.....yes  
Fred Zimmer.....yes  
Margaret Yost.....yes  
Michael Minor.....yes  
Rich Williams.....yes  
Roxanne Pecora.....yes

**MICHAEL MINOR MADE A MOTION TO WAIVE THE PUBLIC HEARING FOR DIMUCCIO & WOYCH , LOT LINE ADJUSTMENT, CASE #2012-28, AS PER SECTION 107.16 A SECONDED BY RICH. ALL MEMBERS WERE IN FAVOR. MOTION PASSED WITH A VOTE OF 6-0. VOTE WAS AS FOLLOWS:**

Mike Manicone.....yes  
Fred Zimmer.....yes  
Margaret Yost.....yes  
Michael Minor.....yes  
Rich Williams.....yes  
Roxanne Pecora.....yes

**MICHAEL MINOR MADE A MOTION TO DECLARE A NEGATIVE DECLARATION PURUSUANT TO SEQR FOR DIMUCCIO & WOYCH, LOT LINE ADJUSTMENT, CASE #2012-28, SECONDED BY MARGARET. ALL MEMBERS WERE IN FAVOR. MOTION PASSED WITH A VOTE OF 6-0.**

Mike Manicone.....yes  
Fred Zimmer.....yes  
Margaret Yost.....yes  
Michael Minor.....yes  
Rich Williams.....yes  
Roxanne Pecora.....yes

**MICHAEL MINOR MADE A MOTION TO GRANT CONDITIONAL FINAL PLAT APPROVAL FOR DIMUCCIO & WOYCH, LOT LINE ADJUSTMENT, CASE 2012-28, CONDITIONED UPON RECEIPT OF 6 PAPER MAPS AND ONE MYLAR SIGNED BY ALL OWNERS SECONDED BY MARGARET. ALL MEMBERS WERE IN FAVOR. MOTION PASSED WITH A VOTE OF 6-0. VOTE WAS AS FOLLOWS:**

Mike Manicone.....yes  
Fred.....yes  
Margaret.....yes  
Rich.....yes  
Michael Minor.....yes

Roxanne.....yes

**ZONING BOARD REFERRALS:**

None

**MISCELLANEOUS:**

None

**MICHAEL MINOR MADE A MOTION TO ADJOURN AT 8:52 PM SECONDED BY MARGARET. ALL MEMBERS WERE IN FAVOR. MOTION PASSED WITH A VOTE OF 6-0.**

**NEXT MONTHLY MEETING:                      JANUARY 9, 2013**

**DEADLINE DATE:                                      DECEMBER 26, 2012**

**NEXT PRE-SUBMISSION:                      JANUARY 8, 2013**

Respectfully submitted:

April Oneto  
Planning Board Secretary