

APPROVED: 9/19/13

**MINUTES OF THE
TOWN OF HIGHLANDS PLANNING BOARD
JULY 18, 2013**

A regular meeting of the Town of Highlands Planning Board was held in the Town Hall, Highland Falls, New York, on Thursday, July 18, 2013, at 7:00 P. M.

THERE WERE PRESENT:

Board Members:

Erik Smith, Chairman
Terry Holt, Deputy Chairman
Cathy Kelly
John Hunter

Absent

Chris Dyroff

Leslie J. Dotson, Town Planner (Garling Associates)

ALSO PRESENT: Anthony Squicciarini, (Town of Highlands Highway Superintendent), and Daniel Corigliano.

The meeting was called to order at 7:00 P. M. by the Chairman with the Pledge to the Flag. It was noted that there was all Members were present except Mr. Dyroff, and there is a quorum.

The June Minutes will be held over until the next meeting awaiting the Rodway Final Resolution.

COMMUNICATIONS

- Royal Features Booklet
- Town Budget Information

VOUCHERS – July, 2013

Rider, Weiner & Frankel, P. C.

General Planning	\$ 92.50
Rodway	370.00

Garling Associates

General Planning	\$105.00
Rodway	42.00

Secretary, Fran DeWitt (June) \$ 83.16

The Chairman will submit these vouchers to the Comptroller.

NEW BUSINESS

Corigliano/Town of Highlands Krieger Road Section 14, Block 4, Lot 1, R-1 Zone. (Minor Sub-Division).

Mr. Corigliano explained that he has been working with the Town to make improvements to Krieger Road and the enhance safety.

The Chairman indicated this is a minor sub-division that will benefit everyone involved. A Public Hearing is not necessary.

The Board Members had no further comments at this time.

Ms. Dotson stated that this project will benefit all involved. She reminded the Board that the map will have to be stamped and signed by the Surveyor.

RESOLUTION

OF

AUGUST 21, 2008

RESOLUTION OF SEQR DESIGNATION
AND DETERMINATION
DANIEL CORIGLIANO
AND TOWN OF HIGHLANDS –
APPLICATION FOR A LOT LINE CHANGE

Planning Board Member Dr. Kelly presented the following resolution which was seconded by Planning Board Member Mr. Hunter.

WHEREAS, an Environmental Assessment Form (the “EAF”) was prepared May 3, 2013, for application for a lot line change approval transferring approximately 0.027 acres of real property, so as to increase the Town of Highlands Right of Way for Krieger Road, from real property located at property owned by Daniel Corigliano for property which is designated on the Tax Map as Section 14, Block 4 Lot 1 (the “Action”); and

WHEREAS, the Planning Board has determined that the Action is an unlisted action under Part 617 of the General Regulations adopted pursuant to Article 8 of the Environmental Conservation Law and the Planning Board determined to conduct an uncoordinated review; and

WHEREAS, the Planning Board has heretofore reviewed the EAF together with any other supporting information, and analyzed and considered any relevant areas of environmental concern and the probable environmental impacts of the Action to determine if the Action may have any significant adverse environmental effects.

NOW THEREFORE, BE IT RESOLVED:

1. The Planning Board does determine that the Action is an unlisted action under Part 617 of the General Regulations adopted pursuant to Article 8 of the Environmental Conservation Law and the Planning Board did conduct an uncoordinated review of the project.
2. The Planning Board does further determine that said Action will not have a significant adverse environmental impact and, therefore, does issue a negative declaration.
3. The Planning Board hereby authorizes the Chairman to execute and file the Environmental Assessment Form and Negative Declaration attached hereto in accordance with the applicable provisions of law.
4. The Town Clerk shall maintain the EAF, Negative Declaration and all other SEQR documents and notices pertaining to the Action on file and available to the public during regular business hours.

The question of the adoption of the foregoing resolution was duly put to a vote on roll call, which resulted as follows:

<u>Terry Holt, Member</u>	Voting _Aye
<u>John Hunter, Member</u>	Voting _Aye
<u>Cathy Kelly, Member</u>	Voting _Aye
<u>Christopher Dyroff, Member</u>	Voting _Absent
<u>Erik Smith, Chairperson</u>	Voting __Aye

RESOLUTION

OF

JULY 18, 2013

RESOLUTION OF APPROVAL
DANIEL CORIGLIANO
AND TOWN OF HIGHLANDS –
APPLICATION FOR A LOT LINE CHANGE

Planning Board Member Mr. Hunter presented the following resolution which was seconded by Planning Board Member Mr. Holt.

WHEREAS, the Planning Board has received an application for a lot line change, consisting of the transfer of approximately 0.027 acres from the Corigliano Lot located at Weyant Road, in the Town of Highlands and designated on the Tax Map as Section 14, Block 4 Lot 1 to the Town of Highlands to increase the width of the Town Right of Way on Krieger Road; and

WHEREAS, the property is located in the Town’s Residential Zoning District R-1; and

WHEREAS, the subject action conforms with the regulations of said district; and

WHEREAS, the Planning Board found that there would not be any large adverse impacts as result of this application and made a determination of non-significance and adopted a negative declaration on July 18, 2013; and

WHEREAS, the Planning Board, in accordance with the Zoning Code waived the requirements for a public hearing, as no impact to a building lot was being substantially altered;

NOW THEREFORE, BE IT RESOLVED:

The Planning Board hereby approves of the lot line change application for Daniel Corigliano and the Town of Highlands transferring approximately 0.027 acres of property to the Town of Highlands as indicated on the papers prepared and submitted to the Board subject to the following conditions:

1. The deed to be filed at the Orange County Clerk’s Office shall contain a metes and bounds legal description of the property being transferred;

2. The deed to be filed at the Orange County Clerk’s Office shall contain a reduced map or plat acceptable to the County Clerk for recording as a schedule to the deed; and
3. All outstanding Town of Highlands consulting fees incurred in connection with the review of this application shall be paid in full.

The question of the adoption of the foregoing resolution was duly put to a vote on roll call, which resulted as follows:

<u>Terry Holt, Member</u>	Voting - <u>Aye</u>
<u>John Hunter, Member</u>	Voting - <u>Aye</u>
<u>Cathy Kelly, Member</u>	Voting - <u>Aye</u>
<u>Christopher Dyroff, Member</u>	Voting - <u>Absent</u>
<u>Erik Smith, Chairperson</u>	Voting - <u>Aye</u>

INFORMAL DISCUSSION

Hudson Highlands – Amendment to Site Plan

This project is located immediately north of the lower portion of Corbin Hill. It was approved by the Planning Board. The Applicant has proposed moving the lower site access off Corbin Hill Road further down closer to Route 9W and swapping the location of the retention pond for the roadway. It also entails the location of the easement with Corbin Hill.

Board Member Concerns included:

- Safety of traffic flow
- Corbin Hill Water Project
- Traffic Light/DOT
- Moving the Retaining Pond with the slope
- Storm water/drainage

The Chairman indicated that the Board will await the Formal Application from the Applicant; and this proposal has been presented to both the Engineer and Planning Consultants. The Board will await Comment Letters from both.

Dr. Kelly asked if there was anything to report on the **Erosion Control Permits** topic. The Chairman stated that he spoke with the Supervisor who thanked him for the letter from this Board.

The Chairman stated that there were no further developments on **Homeland Towers**.

PUBLIC COMMENT - None

At 7:31 P. M., a motion was made to adjourn the meeting.

Motion: Mr. Holt Seconded: Mr. Hunter Approved

Respectfully submitted,

Fran DeWitt, Recording Secretary

**The next Regular Planning Board Meeting is
Thursday, August 15, 2013**

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