

Mr. Matt stated that the plans now show that the home on lot #3 is required to have a sprinkler system.

Chairman Tod Ferguson asked if the comments have come back from the Fire Marshal yet. Mr. Matt said that he had received them on June 6th and responded to them on July 2nd.

Jack Barton stated that Conservation Board recommended a negative declaration for the unlisted action on 6/19/2012.

A motion was made by Steve Aprilano and seconded by Mike Reinschmidt to recognize this application as an unlisted action and to grant a negative declaration for the application. Motion carried unanimously 5-0.

A motion was made by Steve Aprilano and seconded by Mike Reinschmidt to grant Preliminary approval for this application. Motion carried unanimously 5-0.

5044, 5050 & 5052 Ridge Road West Site Plan Review

Pat Laber from Schultz Associates presented to the Board a plan updating the fill permit and stated that he was here to explain what is proposed for these sites once the fill is completed.

Mr. Laber stated that the owner is planning on make a temporary parking area (2.3 acres) for approximately 162 spots. Mr. Laber stated that this parking area will be used to store the inventory for the Chevrolet dealership while the construction on the new building is going on across the street. Mr. Laber stated that the owner did apply to the Zoning Board of Appeals for a Special Use Permit for this purpose and were granted a one year Special Permit from the Zoning Board of Appeals on September 20, 2012. Mr. Laber stated that this site will be used only for storage and that no customers will be allowed on site, that if the customer wants to see a particular car an employee will cross the street and bring the car from this site to the dealership. Mr. Laber stated that the owner will be instructing his employees to make a left hand turn from the parking area on to Ridge Road, then to make a right turn on to Rt. 259 and come in to the dealership from the driveway on Rt. 259.

Mr. Laber stated that once the construction of the new dealership building in complete this will no longer be used as a parking lot. That the application is covered under the "SPDES" permit and weekly reports are being done at the site.

Chairman Tod Ferguson asked if the own is planning on having the site seeded this year. Mr. Laber stated that he did.

Chairman Tod Ferguson asked what the future plans for this site were. The owner stated that right now it will be stoned but when done they will be top-soiling the site.

Steve Aprilano questioned if there were millings on site right now. Mr. Laber said there was and that there was no rush of water toward anyone and went on to explain the drainage of the site and the swale and pipe will be put in.

Chairman Tod Ferguson asked if the owner will be using more stone or millings on the site. After a small discussion it was concluded that mostly millings will be used.

Chairman Tod Ferguson stated that he was worried about dust in the summer and what the applicant planned to do to control the dust. Mr. Laber stated that milling doesn't generate that much dust. A discussion followed. The owner stated that right now it was milling and he was not sure if any crusher-run will be used. Mr. Laber stated that the site should be solid enough that dust will not be issue.

Mike Reinschmidt asked what the time frame was for moving the cars from the south side of Ridge Road to this new site on the north side of Ridge Road. Mr. Laber discussed with the Board the phase system that they are using for the construction of the new building and stated that the cars should be moved, at the earliest, within the next two (2) to three (3) weeks.

Mr. Reinschmidt questioned if the owner had plans for plowing this site in the winter. Mr. Laber stated that they did and that they have incorporated that in to the plans. Mr. Laber pointed out to the Board that they had left spaces on each side for piling of snow.

Chairman Tod Ferguson questioned if the owner was planning on merging these two properties. The owner stated not sure why he did not do it in the beginning of process, but is looking into doing it. Right now each property is owned by a separate LLC and the ownership of one of the lots will need to be changed so that each property is owned by the same owner before the lots can be merged into one. He stated he would look into this.

Mark Acker questioned if there were any plans for lighting on this site. Mr. Laber stated there were none, as this is a temporary parking lot.

Chairman Tod Ferguson stated that he was concerned with such a large area being used for parking of cars and not being lit. Mr. Laber and the owner explained that only employees would be going on this site and it would only be during working hours and that the entrances will be blocked by parked cars so that it will not be accessible by the public. Jack Barton stated that safety was a concern of the Zoning Board of

Jacob Subdivision continued:

Mr. Matt then went on to discuss with the Board the proposed pond. He stated that he reviewed the Town Codes and found no restriction for having a pond in the front yard and then went on to discuss with the Board the slope of the pond and the fact that it was so far from the road that if someone drove into the pond, they would have to be trying to drive into the pond.

Chairman Tod Ferguson asked if the engineer was planning to put in a bump out in the driveway. Mr. Matt said that he was and he believes it will be located approximately 250 feet from the road.

Chairman Tod Ferguson asked if all the fill for the proposed construction of the home will be coming from the pond. Mr. Matt stated that it would, none would be brought from off site and that the owner is only planning on using 4.5 acres for his yard and home and the rest will continue to be farmed.

A discussion was held on the lack of erosion control on the plans. It was shown that no runoff from this site will be leaving this site all runoff will be directed to the pond and the pond will collect all the drainage of this site, therefore no silt fencing is required.

A discussion was held on the proposed pond and even though it is over designed and will handle a 100 year storm without overflowing the board asked that a stone check dam be added to plans. Mr. Matt stated that they had talked about this.

The Board conceptually agreed with the plans and agreed to have them sent to the referral agencies for their comments.

MISCELLANEOUS

4618 Ridge Road West

Dave Matt stated that he was at the site today with Mr. Barton.

Mr. Matt reported the following in regards to the progress on the site:

- there has been straw put down on the east side of the hill and some seed has been put down but no top soil
- the hill has been hydro seeded and there is vegetation at the bottom of the hill
- the north slope of field #2 has been hydro seeded
- that field #2 has been top soiled raked but no seed has been laid.
- the slope between field one and two is more gradual now.
- field one has been sodded.

Steve Aprilano asked if they are done bringing in dirt to the site. Mr. Matt thought

that they were, they just need top soil to put on the bare spots that have straw on them now.

Chairman Tod Ferguson asked if there was still issues with the silt fences. Mr. Barton stated that there were. That a good amount of the silt fence could be removed but the area around south of the pond sees a lot of silt and there are a couple areas where the silt fence needs to be removed and replaced, a letter was sent to owner within the last week.

Mr. Barton also stated that the hydro seed that was laid is very thin. A discussion was held on how hydro seeding is done. The following items were covered in the discussion: the fact that the company needed to come back to the site to do 2nd field, if brilliant seeding was done.

A discussion was held on the slope between field 1 and 2 and the fact that it looked to be hard packed and that it looks to have been raked, and that the slope probably needed to have a dozer run over it a couple of time to make some more tracks. The concession was that the slope did look nice.

Chairman Tod Ferguson stated that the owner had promised that the filled areas would be seeded this year and that the Board is expecting it to be seeded this year.

A discussion on the quality of the top soil being used was held.

A discussion was held on the fact that the fill permit needs to be held open until such time that the site has been seeded completely and cover established.

Mike Reinschmidt asked if the Town has been receiving copies of weekly inspection reports as required. Mr. Barton stated that Schultz Associates has been sending them. A discussion was held on the area that has been disturbed. Mr. Matt stated that as of last week the area of disturbance was 5.3 acres but has been reduced to below 5 acres.

Mr. Aprilano asked if there were any plans to run irrigation on this site. A discussion was held on the fact that the owner plans to use the snow making equipment in the summer for irrigation if needed.

A motion was made by Bob Pelkey and seconded by Mike Reinschmidt to:

- extended the fill permit for this application until 10/15/2012.**
- that all silt fences be repaired or replaced, as required by 10/12/2012.**
- that all seed be down by 10/12/2012 and that the seeding be down per the SWPPP standards as per amount of seed needed per acre.**

Motion carried unanimously 5-0.

A motion was made by Bob Pelkey and seconded by Steve Aprilano to approve the minutes of the September 17, 2012 meeting as presented. Motion carried unanimously 5-0.

Jack Barton reviewed with the Board new projects that will be coming before the Board in the future.

A discussion was held on the Town Subdivision Regulations, specifically 130.15(f) which talks about lot widths and the authority the Planning Board has in regards to this.

The Board discussed Section Two of the development requirements. Section Three will be discussed at next meeting.

There being no further business, a motion was made by Steve Aprilano, seconded by Mike Reinschmidt to end the meeting at 8:05 pm. Motion carried unanimously 5-0.

Respectfully submitted,

Maureen L. Werner
Recording Secretary