

Town of Washington
Planning Board Minutes
7-6-2010

The monthly meeting of the Town of Washington Planning Board was held on July 6, 2010 at the Town Hall, 10 Reservoir Drive, Millbrook, New York.

Members Present: Chairman, Josh Mackey, Robert Alley, Thomas Beaumont, Donald Hanson, Ted Jorgensen, James Shequine, consultant Neil Wilson. Absent: Matthew Rochfort.

Chairman, Mackey opened the meeting at 7:30 P.M. with the Pledge of Allegiance, next read the meeting's agenda.

A motion to approve the June 1, 2010 meeting minutes as submitted was made by board member Alley and seconded by board member Beaumont. 6 ayes, 1 absent.

Barbara L. Kendall, CPESC (Certified Professional in Erosion and Sediment Control) Kendall Stormwater Services, Poughkeepsie, New York appeared before the board for review of Beaver Brook Farm (Alexander Realty Inc.) (Berger Engineering and Surveying) 344 Overlook Road, Forest Clearing Project Status and erosion control plans of proposed clear cutting of four (4) acres and selective cutting of five (5) acres. Ms. Kendall presented a 8 ½ x 11 xerox color photo of the three forest clearing project status areas dated July 20, 2010.

Ms. Kendall gave a description of the 99.5 acres site, that the project is located West of Killearn Road and East of Overlook Road in the town of Washington. Proposed is phased clearing of four areas in the northwest portion of the site and selective cutting in the woods in other portion of the site. Said, each phase will be less than five acres, consisting of Phase 1: 488 acres forest clearing plus ½ access road, Phase 2; 2.3 acres, Phase 3: 2.64 acres, and Phase 4: 4.5 acres. The construction sequence will consist of construction of the access road first, installation of erosion control practices, clearing of each wildlife plot, then selective thinning of the forest. Ms. Kendall stated that the proposed clear cutting is for personal use only, mountain biking, horseback riding and hunting. There is no intent to subdivide any of the property.

Ms. Kendall said that the National Wetland Inventory maps show that there are two small federally-regulated wetlands on the site, this project will not disturb the wetlands. Said there are several small streams on the site classified C(T) by the NYSDEC, these are unnamed tributaries to the Hudson River. This project will not disturb the streams on the site.

Board member Jorgensen questioned if the project was discussed with any of the adjoining neighbors, if there are any issues that should be considered? Ms. Kendall expressed that there is thirty acres between the 344 Overlook property and the Town of Unionvale neighbor, to her knowledge there is no issue with the neighbors.

Ms. Kendall said she will submit a copy of the signed contractor certification agreement and

revised Stormwater Pollution Prevention Plan for Beaver Brook Farm site to the planning board. Upon being questioned for the name of the property owner, Ms. Kendall gave the name Frederic Fekkai as the property owner.

Frank Genova said he was highly impressed with the document presented to the board, the “erosion control is exemplary.” All classes of the soil series are covered, the Nassau soil series might be problematic. Mr. Genova’s suggestion was not to use “Johnson Grass”, on minimum tillage to roll only once.

Board member Beaumont expressed his thanks on behalf of the planning board for Kendall Stormwater Services, Berger Engineering and Surveying entire presentation, said the board appreciates the information that was brought before the board for their review and approval.

Discussion between board members and consultant Wilson followed regarding language change in Zoning Ordinance, Article III, Section 348B paragraph I, Additional Conditions for Special Permit, whereby the applicant must be the owner and reside in the residence which is to be the bed and breakfast facility, must live in the principal residence on the same parcel as the accessory structure. At the June 1st meeting, the board considered recommending a co-change, approaching the Town Board directly, and paralleling the application with the Zoning Board of Appeals. Board member Beaumont expressed that the planning board is uncomfortable with a modification change, wishes to stick to the present zoning, not going forward with a modification change. The language in the present Special Permit is adequate so the board does not feel the necessity to change the law.

Chairman, Mackey related that he located Drew Wajnert, Producer on the Internet, who was to appear at the June 29th workshop for discussion of a temporary special permit for a three day music festival event. He spoke at length with him. Mr. Wajnert said the names of the property owners are Jim and Tracy (believed to be Jim and Tracy Murray, Chestnut Ridge Road) where the proposed festival would be held. Mr. Wajnert expressed that a music festival is no longer being considered.

Tim Race, L.S., the Chazen Companies appeared before the board presenting the Bancroft Farm Subdivision Mylar for Chairman Mackey’s signature. The Bancroft Farm Subdivision was granted final approval on June 1, 2010. Review of the account and payment of the outstanding recreation fee of \$6,000 between secretary Caul and Mr. Race followed.

There being no other business a motion to adjourn the meeting was made by board member Hanson, and seconded by board member Alley. The meeting was adjourned at 8:10 P.M.

Respectfully submitted,

Nikki Caul, secretary