



**Site Development Plan**

(location – Route 121/Peach Lake Road)

- Confirmation of ZBA Application.
- Consider Draft Resolution of Approval.

Cynthia states that we do have confirmation that Mr. Allen has applied to the Zoning Board of Appeals. We have a Draft Resolution to consider tonight. Cynthia states that in the middle of the afternoon today she received an e-mail from Frank Annunziata confirming the language in the Draft Resolution regarding the stormwater section. Cynthia states that Mr. Allen also stopped by and confirmed he had no questions or comments on the Draft Resolution.

Cynthia asks the Board if they have any questions or comments. They do not.

**Chairwoman motions that the Planning Board Adopt the Draft Resolution of SEQR Negative Declaration, Stormwater Permit Recommendation and Site Development Plan Approval for Peach Lake Commons as Written. Robert Tompkins seconds. All in favor. No opposed.**

4. **Peach Lake Sewer Dist.:** Ken Kohlbrenner (owner of property – Peach Lake Commons, LLC)  
**Site Development Plan** (location of facility – Peach Lake Sewer District)  
(location – Route 121/Peach Lake Road)

- Consider Draft Resolution of Approval.

Cynthia states that she is going to ask MDRA to change the title of the Draft Resolution to “Peach Lake Sewer District Pump Station at Peach Lake Commons”. It is not a “Peach Commons” Sewer Pump Station. Frank recommended changes in his Memo. He would like a condition added which states that that the final SWPPP has to meet the satisfaction of the Town Engineer. He would also like the wording at the top of Page 3 to be changed to “stormwater management practice”. Frank also stated that the materials will not be “retained” they will be “treated”. He would like us to delete the language “New York City Department of Environmental Protection” and add in “the regulatory authority”.

Cynthia asks the Board if they have any changes or comments. They do not.

**Robert Tompkins motions that the Planning Board Adopt the Draft Resolution of Site Development Plan Approval for the Peach Lake Sewer District Pump Station at Peach Lake Commons, Incorporating the Above Mentioned Revisions. Cynthia Curtis seconds. All in favor. No opposed.**

5. **Tonery:** (owner – Pam Tonery)  
**Wetland Permit** (location – 89 June Road)

- Completeness Status of Application
- Consider Setting Public Hearing

Cynthia states that MDRA’s Office reviewed the submittal and will be sending a Memo out tomorrow which will state that this Application is basically complete for the purpose of setting a Public Hearing. Cynthia states that the Wetlands Ordinance makes the process for setting a Public Hearing very onerous and it takes a long time. Cynthia states that if she did not bring this item up for discussion tonight, the Applicant would be going into September or October. Cynthia has a discussion with the Board about their thoughts on waiving the Public Hearing. Cynthia shows the Board the water course on the property which runs through the Button property and then across the street to a huge parcel of vacant woods. As noticed during the Site Inspection, no

neighbors will be affected by the little bit of dredging and placement of silt on either side of the pond. Cynthia states that we are approaching August. The pond is dried up. Now is the time for this process to be done. If we set a Public Hearing tonight, it would not be held until September, or maybe on our August Work Session, if one is held. Both Robert and Gary do not have a problem with waiving the Public Hearing. There is a discussion about the adjacent property owners. Cynthia states that no permanent structure will be going up. It is an activity. The soil will not be taken off the property. Gary states it is as dry as it is going to get. Gary confirms that Cynthia is comfortable with waiving the Public Hearing.

The Straus/Sullivan Project is discussed. In this case, a down stream neighbor came to the Public Hearing with questions and concerns that were addressed.

**Chairwoman motions that the Planning Board Waive the Requirement for a Public Hearing Under the Chapter 189 Wetlands Ordinance for the Tonery Wetland Permit Application. Robert Tompkins seconds. All in favor. No opposed.**

**6. Next Meetings:**

- Regular Meeting – August 4, 2010
- Work Session – August 18, 2010

**7. Comments from the Chair:**

Cynthia states that the Town Board will be discussing the Wetlands Amendment at their Meeting next Tuesday.

E-mails were circulated today regarding the high cost of filing applications in the Town. Cynthia states that people are coming into Supervisor Lucas with concerns about all of the fees they have to pay. Robert talks about the Applications not being filled out properly. Cynthia states she does want to speak with the Town Board about this further, as we do have to pay for the consultants. They are not cheap, but they are not expensive either. There are instances where submittals go back and forth for review. Cynthia talks about having the Applicants part of the process. Cynthia talks about communicating with the Applicants to let them know an Application has been received and gone over for a completeness review advising them that if the Application is not complete it will go back to the Applicant's Consultant for revisions. Robert states that a form was used years ago which listed a check-off box before the process starts. That saved a lot of time for the Applicants. Cynthia states that form is now in the back of the Code Book. There is a discussion about putting more verbiage up front. Robert states it is important for people to bring the right information to the table. Robert states the cost of minor issues is ridiculous. Cynthia has been working with MDRA to separate the critical issues in addition to making some items as conditions of a final resolution. Applicants do request to have direct contact with the Town Consultants, which if allowed, generates more bills.

**8. Resolution:**

**Chairwoman motions to adjourn the Planning Board Meeting. Robert Tompkins seconds. All in favor. No opposed.**