**Village of Maybrook**

**Planning Board Meeting**

**September 10, 2020**

SECRETARY JOHNSON – Do you want me to do a roll call this evening?

CHAIRMAN WILSON – Sure.

SECRETARY JOHNSON – Ok. Chairman Wilson?

CHAIRMAN WILSON – Here.

SECRETARY JOHNSON – Member Keane?

MEMBER KEANE – Here.

SECRETARY JOHNSON – Member D’Angelo? He might tune in. He asked me… is that him? Oh that’s not him.

SECRETARY JOHNSON - Member Woznick?

MEMBER WOZNICK – Here.

SECRETARY JOHNSON – and Member Treco?

MEMBER TRECO – Here.

SECRETARY JOHNSON – Great. Good to see everybody. Thank you. Okay Chairman if you want to start or our attorney John. Whoever would like to start we just have to for the record validate and approve Dan Gueron’s which we did last month for Maybrook Glen’s

six month extension of preliminary approval.

CHAIRMAN WILSON – So we will need a motion to approve the extension from six months to when it expires so when will it be the six months?

MEMBER KEANE - I make a motion.

ATTORNEY AHEARN - So the motion will be to extend it to your February 11, 2021 meeting.

CHAIRMAN WILSON – Ok.

MEMBER KEANE – Ok. I’ll make the motion.

CHAIRMAN WILSON – Second?

MEMBER WOZNICK – Second.

CHAIRMAN WILSON - All in favor?

[Ayes.]

CHAIRMAN WILSON – Oops. Tina does the roll call.

SECRETARY JOHNSON – Member Keane?

MEMBER KEANE – Aye

SECRETARY JOHNSON – Member Woznick?

MEMBER WOZNICK – Aye

SECRETARY JOHNSON – Member Treco?

MEMBER TRECO – Aye

SECRETARY JOHNSON – and Chairman Wilson?

CHAIRMAN WILSON – Aye.

SECRETARY JOHNSON – Did Member D’Angelo sign in yet? Not yet. Ok. Ok, so John if you want to take it, John, our attorney, with regard to the two Local Laws that have been referred to the Planning Board. Local Law Number Four, maybe you can start with that?

ATTORNEY AHEARN – Sure. So you also have Local Laws one is Local Law Four and one is Local Law Five. Local Law Four adds what is being called Business Park as a permissible use in the I-3. And the second one which is Number Five, is re-zoning a parcel from I-1 into the I-3. And the purpose tonight is, as you all know in the Code, when the Board of Trustees goes ahead and makes a zoning change they have to refer it to you for a report back. If anybody has any questions or comments that they would like to send over to the Board of Trustees we’ll go ahead and go over that now.

CHAIRMAN WILSON - Does anyone have any questions on the laws?

MEMBER WOZNICK - Nope

MEMBER KEANE – We’re changing them basically for that property that abuts the fence behind Village Hall, right? Galaxy?

ATTORNEYAHEARN – So no, this, so the first thing you have is Number Four, is for the entire I-3 zone. It’s not for one particular parcel.

MEMBER KEANE – Oh, ok. Ok.

ATTORNEY AHEARN – So this would be, if we were in person I would show you the map but this would be your entire I-3 zone. This is just another permissible use which really it’s already uses that are permissible, it’s just defining a little differently.

MEMBER KEANE – Ok.

ATTORNEY AHEARN – Then Number Five is incorporating well I think Sean’s got it. Excellent.

MEMBER KEANE – Oh, thank you Sean.

SECRETARY JOHNSON – Thanks Sean.

MEMBER TRECO - I can’t even sign on, never mind do that.

[Laughter.]

SEAN HOFFMAN - Frankly, a couple of months ago I was in the same boat but it’s either sink or swim so … So this is, not to take away from John, but essentially you’re looking at the Zoning Map. The I-3is the gray area, the additional gray area.

MEMBER KEANE – Oh, behind Yellow Freight.

SEAN HOFFMAN – It goes the entire length of the Village north and south, that’s right.

MEMBER KEANE - Right, behind the train tracks, ok.

ATTORNEY AHEARN – and Number Five brings in this oddly shaped piece that’s surrounded by the I-3 there, right there, brings that into the I-3.

MEMBER KEANE - The blue.

ATTORNEY AHEARN – Just, yea.

MEMBER KEANE - The blue, ok.

ATTORNEY AHEARN – Just that first one though, not the entire blue square.

CHAIRMAN WILSON - I’m good with it. Any one else have any more questions?

MEMBER WOZNICK - No, that answered it for me.

ATTORNEY AHEARN – Does anyone have anything specific that they want the Board to look at, or any questions, or comments?

CHAIRMAN WILSON - No.

ATTORNEY AHEARN – No, everyone thinks it’s a good idea, you agree with it?

CHAIRMAN WILSON - The Planning Board agrees with the two laws.

ATTORNEY AHEARN – Ok.

MEMBER KEANE - What’s the reason for us doing this now?

ATTORNEY AHEARN – Doing it right now? I honestly do not know. I mean I can put that in and get an answer for you.

SEAN HOFFMAN – I think I can give you some background, if not a specific answer.

MEMBER KEANE - Ok.

SEAN HOFFMAN – So, let’s start with the Local Law Five, the Zoning Map change. This is in connection with Galaxy because Galaxy is currently before the Village Board and the Town Board for an annexation. As they develop plans for that annexation they’ve realized that a portion of their lot, their total holdings, is split-zoned. So most of it as you can see from this map is in the gray I-3. But they own a portion of this lot here and it’s in the I-1, so they would like, just for simplicity, it actually doesn’t affect the project at all, but in terms of having to do an analysis it saves them from having to do an analysis on both the I-3 and the I-1 and it simplifies their application to the Village Board.

MEMBER KEANE – Ok.

SEAN HOFFMAN – The business park, it’s interesting, the I-3 is general industry and I-1 is industrial park. Your Code doesn’t have a business park definition, so what this allows for if this will allow Galaxy and anybody else the ability to have a business park as a use under the Code. There is no business park use so this would introduce this and this would allow for business park development within the town within that zoning district. One of the interesting things and I can’t recall if it is in this law, that they would have to come back to the planning board for each individual site in that business park.

CHAIRMAN WILSON - ok

MEMBER KEANE - Ok Sean, thank you.

SEAN HOFFMAN – You’re welcome.

CHAIRMAN WILSON - So does anybody else have any questions?

MEMBER TRECO - I don’t.

SECRETARY JOHNSON – Everybody’s good?

CHAIRMAN WILSON - I guess we can make the motion to close the meeting and October 8th will be the next meeting.

MEMBER WOZNICK - I make a motion we close.

CHAIRMAN WILSON – Second?

MEMBER TRECO - I’ll second.

CHAIRMAN WILSON - Alright, Tina.

SECRETARY JOHNSON – Ok. And for a roll call. Just to get the vote that the meeting is adjourned. I’m sorry Eileen.

MEMBER KEANE – Nope. I was just looking at something else.

SECRETARY JOHNSON – Oh I thought you had something else.

SECRETARY JOHNSON – Member Woznick, adjourned?

MEMBER WOZNICK – Here.

SECRETARY JOHNSON – Ok. Member Treco?

MEMBER TRECO – Here.

SECRETARY JOHNSON – and Member Keane?

MEMBER KEANE – Here.

SECRETARY JOHNSON – and Chairman Wilson?

CHAIRMAN WILSON – Present.

SECRETARY JOHNSON – Ok. Motion to adjourn has been approved. Thanks everybody.

MEMBER TRECO - Thank you. Good night.

MEMBER KEANE - Good night. Stay safe everyone.

CHAIRMAN WILSON - Stay safe

SECRETARY JOHNSON – Thanks Sean. Thanks John.