



PLANNING BOARD MINUTES
FOR DECEMBER 15, 2015

Post lead the Pledge of Allegiance.

No public hearings were scheduled for this meeting. Howard Post, Chairman, opened the meeting at 7:35p.m. Present were Howard Post, Kenneth Goldberg, William Creen, Michael Tiano, Dan Weeks, Carol Furman and Paul Andreassen. Absent: William Hayes. James Bruno, Liaison, was present. MaryAnne Wrolsen, CAC, was present. Dan Shuster, Consultant, was present

A motion by Goldberg, seconded by Creen to accept the November 2015 Minutes with correction of taking out William Hayes as being present. Motion carried. Paul Andreassen abstained.

PUBLIC HEARINGS:

None

OLD BUSINESS:

1. Site Plan-Cello/Amalicia Addrizo-Schoolhouse Road. Plans presented by Scott Olsen. Updated and submitted revised information. Reduced tower to 135ft. to compromise. Being reviewed by RF Engineer. Submitted photos from cul-de-sec and Coyne house. Goldberg-no other companies in this area. Olsen-do not know. Goldberg-if not can other companies use same tower and can you get that information. Olsen-knows carries but cannot because AT&T is a competitor. Weeks-can there be a second lower tier added. Olsen-yes can handle 4 plus. Weeks-can completely use top. Olsen-yes then another lower, RF analysis, the Coyne house is 1500ft. away and needs ZBA Variance. Weeks-generators work is lost power, noise control and more generators. Olsen-yes for emergencies only but runs a little every week to charge. Outdoor generators are quieter. The roof will be over generator but since 2016 cannot enclose. Weeks-more than one generator and every company will get their own generator. Then would have to come back for site plan approval. Creen-simple process but needs to be done. Will put on January 2016 schedule after receiving RF Analysis.

2. Site Plan-Saugerties NY Development-Rt. 32N-Plans presented by Khattar Elmassalemah. Update landscaping. Augustine reviewed. A 10year plan. Discussed lighting and drainage. Shuster-DOT response submitted letter for purpose of Seqr. and sees no problem. Two phases- one hotel and one restaurant. Crate and Manning says no problem too. All workable. Wants decision on Seqr. and public hearing scheduled. Shuster-Neg Dec determination and was reviewed and is warranted and act on next meeting and then refer to UICoPIBd and then public hearing for subdivision and site plan.

Weeks-stormwater, DOT and Preservation. Mike Moriello-for Seqr. everything has been done and within several days does not anticipate any problems. Moriello-PIBd makes decision and Preservation decides if it has any adverse conditions and wants a complete accurate package sent to UICoPIBd. Weeks-appreciate all work done to satisfy all concerns but address architecture conflicts with Comprehensive Plan from lighting to height of building. Visual is there but architecture is not. Moriello-cannot change architecture, it is nicer then what is around and have changed everything for the PIBd so cannot change anything more. Weeks-amount of glass and colors can help. Moriello-it needs to look like a Holiday Express. Elmassalemah-have changed it through the months, knows Town's plans and hotel has done their best. Moriello-colors and architecture would be site plan not Neg Dec. Shuster-can still refine details. It sits back farther then other hotels in area. Furman-what about signage-major signs and where. Elmassalemah-at entrance and will be part of detailed site plan not close to road they do not own property to road. Weeks-is this most recent façade. Elmassalemah-yes. Weeks-thin electric line over parking lot and is it a main source. Elmassalemah-Central Hudson decision, they might bury it hopefully and have not gotten that far to know if main source. Weeks-the park and ride. Elmassalemah-worked with it to compliment it. Goldberg-the architecture to compliment the Wynkoop House like pane windows-modern windows to look aged. Elmassalemah-will ask. Shuster-size and scale of hotel will not be replicated. Post-too many windows to add panes would not look good. Weeks-small details make a bigger difference. Shuster-is a different kind of building asking more than is warranted. Moriello-it has to look like a Holiday Express again these ideas have nothing to do with Neg Dec. An informal show of hands for a Neg Dec-everyone raised their hands. A motion by Furman, seconded by Andreassen to forward to UICoPIBd for recommendations. All in favor, none opposed, carried. A motion by Andreassen, seconded by Creen to schedule a public hearing for January 19, 2016. All in favor, none opposed, carried. At January meeting will make a Neg Dec first then start the public hearing. A motion by Andreassen, seconded by Creen to amend motion to include both Site Plan and Minor subdivision with a 500ft. notification by mailings for the public hearing. All in favor, none opposed, carried.

3. Site Plan-Saugerties Self Storage/Derek Winnie-Rt. 32S. Plan presented by Khattar Elmassalemah. This is an extension of existing storage units. Have 11 trees. Are 15ft. on center. Consulted Augustine. Will give proper screening. Discussion on drainage. Shuster-Rt. 32S side is residential and needs to protect that side. Photos from across the house shows screening and will fill in gap. Andreassen-would they be able to plant more. Khattar-has and will update the maps. A motion by Creen, seconded by Andreassen to declare as an Unlisted Action. All in favor, none opposed, carried. A motion by Goldberg, seconded by Andreassen for a Neg Dec. All in favor, none opposed, carried. A motion by Andreassen, seconded by Furman to schedule a public hearing for January 19, 2016 meeting. All in favor, none opposed, carried.

4. Site Plan-Farmhouse Commons/Paul Page-Plan presented by Bruce Utter. UICoPIBd comments received and discussed. 1. Traffic-Praetorius & Conrad updated traffic report –maximun 30 trips well under 100 so no expanding study. Then did intersections-no expanded study needed either. 2. North intercross ROW-no drainage on both sides of

ROW on 25ft. width. Weeks-not needed for just car can be for pedestrians, etc. Shuster-idea is to not go out on main road and preserved to go S but not N due to 25ft. ROW for Central Hudson. 3. Affordability-not for low income. 4. Coastal zone-not necessary for this project. 5. Stormwater-needs more to modern standards so reduce disturbance and roof top improvements and have Class C soil and was modernized. 6. Architecture-plan can be submitted (color photos). Weeks-landscaping-no comments from UICoPIBd and plantings are pretty minimal. Can put it on plans. Utter-showed street trees and building landscape and on parking islands. Shuster-how do you get into the dumpster area. Utter-gates closed and behind square as it is accessible with handicap ramp. A motion by Goldberg, seconded by Andreassen to over ride UICoPIBd recommendations on traffic intercross, affordability, coastal zone and architecture. All in favor, none opposed, carried. Furman-stormwater on permeable pavement try to work in some rain gardens. Utter-soil problems and have to maintain regulations-3ft. separation cannot meet then. Grass is best filter system. It is clay/silt soil and does not absorb. A motion by Furman, seconded by Andreassen to override stormwater comments. All in favor, none opposed, carried. Weeks-screening and landscaping. Paul Page-met with all neighbors and they all like as did make a few screening adjustments. Furman-can add some screening in back, low trees would work there. Page-understand. Weeks-around decks. Page-all decks are on the bottom and want it to look nice not all trees and fencing. Utter-there is an existing privacy fence and can add. Page-leaves in gutters, etc. Weeks-trees always get like soldiers here and there. Creen-any storage to put bikes, etc. Page-storage for extra fee-a few 50sq.ft. storage buildings. No clotheslines, etc. A motion by Andreassen, seconded by Creen to grant Conditional Final approval pending all fees paid and signatures on plans. All in favor, none opposed, carried.

PRE-HEARING CONFERENCE:

None

MISCELLANEOUS:

1. Received Zoning Board Materials.
2. Post thanked Dan Weeks for his time and service as his term on the PI Bd has expired.
3. James Bruno-wished everyone a Merry Christmas.

Since there was no further business to discuss, a motion by Post, seconded by Creen to adjourn the meeting at 9:10p.m. All in favor, none opposed, carried.

Submitted by:

Juanita M. Wilsey,
Recording Secretary