



PLANNING BOARD MINUTES
FOR JANUARY 19, 2016

Post lead the Pledge of Allegiance.

Two public hearings were scheduled for this meeting. The public was invited to come forward to examine maps and ask questions. Howard Post, Chairman, opened the meeting at 7:37p.m. Present were Howard Post, Kenneth Goldberg, William Creen, Len Bouren, Carol Furman and Paul Andreassen. Absent: Michael Tiano and Dan Ellsworth, Alternate. James Bruno, Liaison, was present. MaryAnne Wrolsen, CAC, was present. Dan Shuster, Consultant, was present

A motion by Goldberg, seconded by Furman to accept the December 2015 Minutes. Motion carried. Len Bouren abstained.

PUBLIC HEARINGS:

1. Site Plan-Saugerties Self Storage/Derek Winnie-Rt. 32S. Opened public hearing at 7:38pm. Plans presented by Richard Praetorius. Additional storage units and a small building. Screening and landscaping need 8074ed so adding evergreen trees. Comments: Fred Stegmayer-the storm drainage will not be covered. Praetorius-correct will be left open and not paved. A motion by Furman, seconded by Creen to close hearing at 7:40pm. All in favor, none opposed, carried. Post-read letter from George Heidicamp stating as long as Winnie is willing to replace the 2 smaller trees with 2 larger trees he would approve. Winnie agreed to take care of that request to replace the 2 pine trees. Goldberg-referring to prior Minutes Winnie needs to fill in the gaps. Shuster-planting of 4 or 5 ft. high should work. Goldberg-all plantings should be completed by Code and meets all standards before any work being done due to Winnie prior taking a long time before plantings were planted. Post-see where coming from but is starting building now. Praetorius-a Condition stating no CO until landscaping and screening is done. Post-should be no CO anyway before plantings are done. Can put in a Resolution for both Rt. 9W and Rt. 32. Shuster-could have a Bond for all plantings. Post-draw up a Resolution and discuss with Building Inspector. Post-suggested Creen to visit the site with Building Inspector for CO approval. A motion by Furman, seconded by Andreassen to approve site plan and have Creen be inspector for landscaping and screening per agreement with Condition. Motion carried. Goldberg-opposed. Bouren-abstained.

2. Minor and Site Plan-Saugerties NY Development-Rt. 32N-Plans presented by Khattar Elmassalemah. Shuster-Neg Dec decision-review of Seqr. and updated. Goldberg-have alternative hook up for water. Michael Moriello-for sewer yes for water not needed has enough as infrastructure is there. A motion by Goldberg, seconded by Andreassen to approve the Resolution for Neg Dec. Motion carried. Bouren abstained.

Now open public hearing at 8:00p.m. Elmassalemah presented plans. An 86 unit Holiday Inn with separate restaurant building. And minor subdivision from Winston Farm parcel. Have discussed and reviewed visual studies, model of hotel, 3D pictures of hotel, LED lighting, landscaping, traffic study with DOT, etc. for the last 8 months. Comments: Thomas Tyrol-concerned with sewer collection, discharge to cross Thruway and to Beaverville. Elmassalemah-has agreement between Town and Village to handle-pumped and to Town line and not on site as there is a line already. Larry Bigando-question on water and using Augustus Road and Rt. 32 very busy during ski season with many accidents. Elmassalemah-yes has water and not using Augusta Savage Road and Traffic Study did not say needed DOT widening of road. Shuster-DOT still reviewing and could be improved. Bigando-lighting seen from his backyard on Mower Mill Road. Elmassalemah-will not see lights all trees in back are staying. Moriello-all are down facing lights with shields. Bigando-will there be a pool and what about run off to Beaverville. Elmassalemah-an indoor pool and have done a full SWPP and explained catch basin with ponds and release. Bigando-if cannot tie into sewer. Moriello-use existing on site and SPEDES permit if no Town connection. Marlene-please review access and exit they are horrible. Praetorius-explained entrance-approached agreement with Highway Dept to redo entrance to N out perpendicular and will be built by Town Highway and applicant paying for materials. Elmassalemah-these plans could change as they are in planning stage now and there are plans to improve. Will have fire hydrants. Wally Michaels-which side of Rt. 32 will have sewer system as there is a granite wall. Elmassalemah-the hotel side of Rt. 32 there is an existing pipe and using is far from reality. Praetorius-is already under highway. Thomas Tyrol-question on Village collection system, pumping station/pre-treatment, 2nd pumping to cross and deliver to Stewarts and McDonalds and for restaurant a grease trap. Elmassalemah-pumping raw and one pump and no approval until has trap. Moriello-UICoHealth Dept. will approve. Tyrol-question on overflow if pump failure and a power backup. Elmassalemah-a couple pumps back each other and hotel has generators and leave room to add something. Tyrol-2nd tank for overflow if needed. Elmassalemah-yes designed for that. Barry Benepe, Historic Preservation Committee-Will forward a letter to the PIBd for the file. But has a few comments: likes this proposal better than the one 4 years ago. Needs a strong access organizing people how to go and you can see back of Winkopp House; building should compliment new modern building along side of historical building; could come in off old Rt. 32 it will slow cars down; there is a bus station there; and strengthen access into Winston Farm. Concerns for screening, should be a buffer and move parking to the back 20ft. Create a campus, complete streets. Post-all this has been addressed with walking paths, etc. over the last 8 months. This will generate about 25 jobs. Marlene-will there be a conference room. Elmassalemah-yes. Elevations: restaurant not yet but have been submitted for hotel. Post-PIBd has been working for months on this and has considered all that has come up tonight for 8 months so far. Bigando-do any blasting. Elmassalemah-no might have to fill in though. Shuster-site plan will be reviewed next month or so. Hopes to break ground this Spring. Tyrol-which side of Rt. 32 is main side. Post-West side. A motion by Furman, seconded by Creen to close hearing at 8:40pm. All in favor, none opposed, carried. Goldberg-Trailway bus will be stopping at Park & Ride in future. Shuster-Resolution for subdivision approval has 2 changes-4th Whereas Recreation Fee does not apply and page

3 paragraph 1 Recreation fee does not apply. Post-read Resolution. A motion by Creen, seconded by Andreassen to grant Conditional Final approval for the minor subdivision only pending all fees paid and signature. Motion carried. Bouren-abstained. Shuster-UICoPIBd recommendations will be reviewed and discussed next meeting.

OLD BUSINESS:

1. Site Plan-Cello/Amalicia Addrizo-Schoolhouse Road. Plans presented by Scott Olsen. Updated and discussed RF Engineer's review. Review states would need a tower of 150ft. minimum height for coverage if having only one tower. Reduced tower to 135ft. to compromise. Olsen will have answer for RF Engineer for February meeting. Discussed different coverage. Olsen will show the different coverage and explain at 150ft., 135ft., 120ft. and Thruway. Goldberg-and show what their priorities are. Olsen-compromise at 135ft. and RF Engineer said 120ft. would not work. Shuster-consider a single pole with equipment inside for better visual look. Olsen-will have his engineer explain as pole would be bulkier then 30in. Shuster-would you want RF Engineer present at February meeting. Andreassen-no need to be at meeting is pretty clear. Olsen-will show 2 site proposals. Will put on February 2016 schedule to discuss RF Analysis.

PRE-HEARING CONFERENCE:

None

MISCELLANEOUS:

1. Received Zoning Board Materials.

Since there was no further business to discuss, a motion by Creen, seconded by Andreassen to adjourn the meeting at 9:15p.m. All in favor, none opposed, carried.

Submitted by:

Juanita M. Wilsey,
Recording Secretary