

PLANNING BOARD
MINUTES FOR NOVEMBER 16, 2010

Three public hearings were scheduled for this meeting. Howard Post, Chairman, opened the meeting at 7:30p.m. Present were Paul Andreassen, Howard Post, Dan Weeks, Carole Furman, William Creen, Ken Goldberg, and William Hayes. Jeremy Kane, Town Planner, was present. Bruce Leighton, Liaison, absent.

A motion by Furman, seconded by Goldberg to accept the October 2010 Minutes. All in favor, none opposed, carried.

Post - announced that Thomas Francello has resigned and William Hayes has been appointed as a full time Planning Board member until another member is appointed.

Post- Motion to appoint Daniel Weeks as Planning Board Secretary, seconded by Creen. All in favor, none opposed, carried.

PUBLIC HEARINGS:

1. Site Plan-Dominican Convent of Our Lady of the Rosary / Scenic Hudson Land Trust, Inc.-Plans presented by Kate Kane. Opened public hearing at 7:32p.m. Largest Land Trust that protects land along Hudson River with over 50 parks. Susan Bolitzer-Esopus Conservancy-excited to join this project as the Conservancy preserve has been going well for 7 years. She read letter from Barry Benepe. Sisters Kate and Mary-the Sisters love the land and want the public to enjoy and the animals to live there also. K.Kane-Sisters' have leased land to Scenic Hudson for 5 years. Will be re-accessed after the 5 year time period has expired. Public will access from York Street to a 7 space parking lot and walk the 1 mile of trails. Phase 1 will provide a safe access, respect Sisters' privacy and improve trail along Hudson River and should be open in early summer 2011. Phase 2 will be to construct cedar benches and overhangs around waterfalls areas and provide another entrance from the North. Have had community meetings where over 200 letters were sent to neighbors that provided for a question and answer session. Will work with local law officers. Property boundaries will be posted to keep public off of private property. Comments: Judith Spector-congratulations to Sisters and to everyone to manage property, read her letter of approval and to respect the land and a wonderful gift to Saugerties. K. Kane-ways to volunteer-in April 2011 will have another volunteer day and will be advertised in local papers, Channel 23 and Scenic Hudson website. Patrick Landewe, Saugerties Lighthouse Keeper-concerned with neighbors' privacy as

people are looking for water access to launch kayaks; use North beach with piers instead of South beach which is shallow and look into potential of using the old road to the North; and have the neighbors informed that they will be sharing the cove. K.Kane and Sisters-neighbors have been informed, not planning on constructing launches, public can carry kayaks from parking lot if they want and the North end is not feasible due to narrow overgrown path and all rock as the piers have long been gone. Steve Crohn-allowing swimming. K.Kane-no swimming insurance reasons and the Shutters have been to meeting and have volunteered. A motion by Creen, seconded by Furman to close hearing at 8:05p.m. All in favor, none opposed, carried. Furman-accessibility on trails for wheelchairs since there is 1 handicapped parking space. K.Kane-trails will not have a paved surface but a heavier duty wheelchair could use carriage road to the South point and they are doing more research. Weeks-2 negatives-keep parking high visibility and caring capacity and limit the usage. Creen-no vehicles using from South to North ends just walking trails and they are here for water overlay area, not disturbing along water. A motion by Creen, seconded by Goldberg for a Neg Dec. All in favor, none opposed, carried. A motion by Creen, seconded by Goldberg to approve usage of whole site Phase 1 and 2 with no impact. All in favor, none opposed, carried. Received Seqr.

2. Major subdivision-Raymond and Selina Rothe-Quackenbush Road-Rescheduled hearing and opened at 8:12p.m. due to Jon Goode and Alexandria Standish not being notified of first hearing. Plans presented by Michael Vetere. Same plans as was approved in August 2010. J.Kane, Vetere, Goode and Standish have met to discuss concerns with marking the property lines and where Town Road ends. Property lines have been marked and end of Town Road has been marked on map. Vetere explained that Town Highway maps differ as to where they actually end maintenance which shows they end 200ft. before property line. Standish read Hwy. letter and wants it clarified where road ends. Vetere-that is a civil matter between you and Rothe does not affect subdivision. Vetere-the Town road problem has been explained and questions have been answered. Goode-yes the corner dispute has been marked. Creen-Town road ends at monument but the road can continue. Goode-the culvert within the 200ft. is on Town road but not being maintained. Vetere-have your surveyor call him. Goode-concerned with future subdivisions. Creen-would have to come back to the Pl.Bd. A motion by Creen, seconded by Hayes to close public hearing at 8:33p.m. All in favor, none opposed, carried. This was previously approved.

3. Site Plan-Aristotle Moshos-York Street-Plans presented by Aristotle Moshos. Re-opened public hearing at 8:36p.m. J.Kane reviewed this project - the Town Engineer's report was received and Moshos has answered all questions. On the paper street, yes it is a corner lot but an existing undersized lot so setbacks do not apply as setbacks are otherwise met. On the deed matter it was discussed with Attorney VanBenschoten. There are 2 deeds- one L shaped lot that the site plan is on and another deed shows 4 sided. The L shaped lot is documented with County. Upon reading letter from Attorney VanBenschoten title based on taxed deed, the Pl.Bd. knows he owns but the question was the shape. Moshos has a survey. Creen-so the approval for the amended site plan has been satisfied. Catherine Clarke-glad Town Engineer's concerns have been complied with but she read letter from Paul Clarke with 9 concerns: comply with water overlay,

land-filling as soil and rock are being moved, in scale or compatible with community, where does Building Inspector use Comprehensive Plan with setback as this house is too large for the small lot as it may fit but it is too large of a structure. Answers: Be assured that there is no land filling as Building Dept. would not allow. Creen-they are excavating to see where the rock is. Ron Blanco-showed computer photos, land elevated, a mess, a castle, too big, showed filled in paper street. He said paper streets should be shared not for Moshos' own use and he would like to work this out with this man and wishes the Board would make sense of what is going on. A motion by Weeks, seconded by Creen to close hearing at 9:05p.m. Andreassen-recused. Motion carried. Moshos-is an undersized lot and zoning deals with setbacks. Had to stay in setbacks so had to build up instead. He could go up 2 stories and have accessory building next to building instead of a 3 story building. Post-this would increase footprint. Discussed how close to cliff building is as Moshos said 10ft. Creen-this would move building farther from Clarke and lower and thinks that the Pl.Bd. would agree if it is legal and square foot is fine. Moshos construction schedule would be after final approval and receives permit and starts in January so 18 months to 2 years. Discussion on whether the Proposal #1 would need another public hearing, ZBA, Building Inspector approval and Pl.Bd. approval. J.Kane-would not be a second application but a continuation. Goldberg-but could have another public hearing if needed. Post-have Moshos contact Building Inspector and put on December Pl.Bd. agenda. Would not be a public hearing in December but the public can come to meeting. Discussion on height and bulk. Creen-meets bulk but cannot tell him to cut it down but Zoning Administration can decide on workable compromise. J.Kane-issues to deal with would be grading, scale, setbacks and judged by same standards. Moshos-we are all friends, could change stairs and reduce by 10ft., lesser peak and less impact. Creen-discuss with Building Dept. and put on December agenda.

OLD BUSINESS:

1. Site Plan-Highland Cliffs-Skyline Drive-J.Kane-The public hearing has been closed so need to submit written questions to applicant. Goldberg-would like to receive input from Fire Dept. and Water Dept. first. J.Kane-one is waiting on the other. Discussion on major questions. Would like answers on alternate access through Barclay Street or Twin Maples or bridge over Esopus; Skyline curb cut improvement; water volume if can be solved by tanks or pumps; and Town road maintenance and curb by Silvers. Incentive for neighbors to give piece of property for access. Barclay Street neighbor is willing. J.Kane will draft a letter to Richard Praetorius. Goldberg-traffic report was done before The Commons and other development along Rt. 9W and future growth. Report was done at rush hours when traffic is high but during day traffic is better. J.Kane-DOT has nothing planned on Rt. 9W for at least 10 to 15 years. Hayes-if not allow them to build because of water and traffic problems then you cannot allow any building not just for Highland Cliffs. They can also scale project back.

PRE-HEARING CONFERENCE:

1. Lot Line Revision-James Uhl, III-Kings Hwy.-Plans presented by Thomas Conrad-Transfer parcel to Jackson lot so Jackson's buildings are on Jackson's lot and not on part of Uhl's. A motion by Goldberg, seconded by Andreassen to declare this a Type II

Action. All in favor, none opposed, carried. A motion by Goldberg, seconded by Creen to waive the public hearing per Section 323. All in favor, none opposed, carried. A motion by Creen, seconded by Goldberg to approve the Preliminary Plat, waive submission of the Final Plat and grant Conditional Final approval pending signatures and payment of fees. All in favor, none opposed, carried.

2. Minor-Christine Muscarella-Glasco Turnpike-Plans presented by Thomas Conrad-this parcel is subdivided by Glasco Turnpike. The South side Lot 2 contains the house and accessory buildings and the North side Lot 1 is vacant. Received ZBA Area Variance for Lot 2. Needs Co. curb cut for new Lot 2. Septic on South side. Put NOTE on map stating approved Lot pending Health Dept. approval. A motion by Goldberg, seconded by Creen to declare this an Unlisted Action. All in favor, none opposed, carried. A motion by Goldberg, seconded by Creen to grant sketch approval and schedule a public hearing for December 21, 2010. All in favor, none opposed, carried.

MISCELLANEOUS:

1. Received ZBA Minutes.

Since there was no further business to discuss, a motion by Post, seconded by Creen to adjourn the meeting at 10:20p.m. All in favor, none opposed, carried.

Respectfully submitted:

Juanita M. Wilsey, Recording Secretary