



PLANNING BOARD MINUTES  
FOR AUGUST 16, 2016

The Pledge of Allegiance.

One public hearing was scheduled for this meeting and the public was invited to come forward to examine maps and ask questions. Howard Post, Chairman, opened the meeting at 7:30p.m. Present were Howard Post, Kenneth Goldberg, William Creen, Paul Andreassen, Carole Furman, Michael Tiano, Len Bouren and Daniel Ellsworth. James Bruno, Liaison, was absent. MaryAnne Wrolsen, CAC, was present. Dan Shuster, Consultant, was present.

A motion by Tiano, seconded by Furman to accept the July 2016 Minutes. All in favor, none opposed, carried.

PUBLIC HEARINGS:

1. Minor-Jaysen and Loren Abrehamsen-Private road off Glasco Turnpike. Plans presented by Thomas Conrad. Opened public hearing at 7:32pm. One parcel fully developed over 30 years with 2 houses. Now subdivide into 2 lots. No comments. A motion by Creen, seconded by Tiano to close hearing at 7:39pm. All in favor none opposed, carried. Road Maintenance Agreement in process. Shuster-any improvement to ROW. Conrad-no as is not changing as is for over 30 years. Tiano-not questioning that but in case of fire. Abrehamsen-this subdivision was approved years ago but not filed. This is not new and an oil truck has no problems. Post-notified Centerville with no response. Furman-just making projects safe. Code Officer will check on road with Fire Chief. A motion by Furman, seconded by Andreassen to grant Conditional Final approval pending fees paid and signatures. All in favor, none opposed, carried.

OLD BUSINESS:

1. Site Plan-1133 Kings Highway,LLC/Salvatore Mancuso-Kings Highway. Plans presented by Thomas Conrad. Same plans but have addressed the issues - a turnaround for trucks, lights, trees, gravel and concrete and paved areas. Post-they are working on parking lot now. Conrad-piles were smoothed out. Bouren-curb cut and entrance went in this week with ditches and gravel was brought in. Post-no work is supposed to be going on. Conrad-did not know all that. Post-is work being done what needs to be done. Conrad-do not know. Andreassen-needs county curb cut and needs to go to UICoPIBd. Shuster-needs lighting information first-wattage, etc. Conrad-light study. Shuster-no just information. This is a barren site so needs something to break up spans on either side of building along road. Ellsworth-loading dock problems like backing trailers up Kings Highway. Discussion on moving doors over and have raised beds so take them down and move over. Post-intended use is the same. Conrad-yes. Andreassen-is there lighting on the other side. Conrad-floodlights that shine on building and then down and wall pads.

Andreassen-not on Thruway side. Andreassen-bring concerns to applicant. Furman-drainage swale and have all drain to pond. A motion by Creen, seconded by Tiano to refer to UICoPIBd after changes have been made. All in favor, none opposed, carried.

2. Site Plan-John Hommel/Ashley Homes-Route 32. Plans presented by John Hommel. Received a hand out on DOT approval and Health approval. Post-UICoPIBd had “no County Impact”. Shuster-combining lots can be a Condition to proceed with lot line. A motion by Creen, seconded by Andreassen to grant Conditional Final pending combining of lots, payment of fees and signatures. All in favor, none opposed, carried.

#### PRE-HEARING CONFERENCE:

1. Site Plan-Edward Fondiller/Total Tennis-Old Kings Highway. Plans presented by Edward Fondiller. Total Tennis and solar farm. One-third of power before and now with 720 panals and 100%. Adding 3 rows to same area. Goldberg-for your own use not selling. Fondiller-there will be some net on meter which will be a credit from Central Hudson. Goldberg-same company as before. Fondiller-different this one Saugerties recommends-the Lighthouse Solar. Andreassen-consider this an Amendment. Shuster-yes. Fondiller-has 3 rows now then 3 more rows. A motion by Goldberg, seconded by Andreassen to declare as an Unlisted Action. All in favor, none opposed, carried. A motion by Goldberg, seconded by Furman for a Neg Dec. All in favor, none opposed, carried. A motion by Andreassen, seconded by Creen to grant Conditional Final pending all fees paid and signatures. All in favor, none opposed, carried.

2. Site Plan Amendment-Saugerties Self Storage/Derek Winnie. Plans presented by Thomas Conrad. Approved plans have changed from last month’s approval. Adding 40 x 40 building. Creen-on 100ft. Long building. Winnie-was approved but wants to eliminate small building and add to other to make 100ft. Long building. Creen-put the words “under construction” to the top building. Conrad-added the 5ft. Wide sidewalk connecting Quick Chek. Same roofs as others, has drainage tanks and drainage ties together. Goldberg-planting on Rt. 9W and 32. Winnie-Rt. 32 is done and Rt. 9W planting after hot weather. A motion by Creen, seconded by Andreassen to grant Conditional Final approval pending payment of fees and signatures on revised site plan. All in favor, none opposed, carried.

3. Major-Kevin Carpenter-Carpenter Drive. Plans presented by Thomas Conrad. Wants to switch Lot 3 from the previous approved subdivision which was not filed yet. The existing house will be Lot 3 and that was changed for the other vacant Lot 3. Leave road and other 2 lots as Lot 1. Andreassen-was the turnoff ever built. Conrad-yes. Goldberg-was approved last year. Conrad-yes. A motion by Andreassen, seconded by Furman to grant Conditional Final approval of the lot line revision of Lot 3 of the major subdivision pending payment of Recreation fee and all Planning Board fees and signatures. All in favor, none opposed, carried.

4. Lot Line Revision-QuarryvilleLLC-Old Rt. 32. Plans presented by Thomas Conrad. Blue Stone Restaurant. There are 2 lots the restaurant and the mobile home. Wants to have parking lot and restaurant on one parcel and mobile home on the other parcel. Both

are undersized but makes better so mobile home on an acre. Wells and septic are fine. Carole-the curb cut is not shown. Conrad-is one big opening. Andreassen-is existing. Shuster-not doing a site plan just moving lot line. A motion by Goldberg, seconded by Creen to declare a Type II Action. All in favor, none opposed, carried. A motion by Andreassen, seconded by Tiano to grant Conditional Final approval pending payment of fees and signatures. All in favor, none opposed, carried.

5. Minor-Joseph Hartrum-Gil's Way. Plans presented by Thomas Conrad. This is a large parcel that has 3 lots carved out already. Now carve another lot after 10 years. Shuster-could make this a realty subdivision but look just at this lot as other are approved. Could subdivide 20 lots with a 12% road grade. Conrad-they have no plans for more lots with no plans for a layout, how do you come up with a plan if you are not going to subdivide any more. Just giving their children a parcel with room to expand. Conrad-50ft. Wide rough road but children all have a lot. Shuster-discuss Road Maintenance Agreement concern of ultimate development. Not unreasonable to show buildout of 35 acres left. Creen-above 9 lots road should be brought up to Town specs and remember discussions on road when first subdivided. Shuster-would need topo and use existing topo whatever you can find out there. Ellsworth-at least deed 50ft. for the road. Creen-who pays for it and would need to agree. Discussion on planning it now for envisioning the future. Conrad-other lots were over 3 years ago so this is a minor subdivision. Shuster-sketch plan. Conrad-no body is going to pay for that and is this a minor. Creen and Post-yes. Ellsworth-then 50ft. Be deeded to cul-de-sac and that lot updated. Post-read old Minutes-if further subdivided bring to Town specs. But is not in Resolution. Conrad-lots were spaced out so if children wanted to double the lot they could. Shuster-send to Highway Superintendent for review and can table to do more research. Conrad-how much of a delay-one or two months. Furman-can create road as 3<sup>rd</sup> lot. Conrad-who would own it then. Discussion on maintaining road. Ellsworth-lot line revision for all to middle of of road and get a maintenance agreement. Conrad-left as parcel 2 so parents had control of road. Forward a letter to George Redder, Town Attorney, that Shuster will draft.

6. Lot Line Revision-Frank Torok and Toni Berzal-High Falls Road. Plans presented by Thomas Conrad. Has property on both sides of road. Wants to take Parcel C that contains the ROW to house and add to the house parcel. A motion by Goldberg, seconded by Furman to declare as a Type II Action. All in favor, none opposed, carried. A motion by Andreassen, seconded by Tiano to grant Conditional Final pending fees paid and signatures on plans. All in favor, none opposed, carried.

#### MISCELLANEOUS:

1. Received Zoning Board Materials.

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