

PLANNING BOARD
MINUTES FOR AUGUST 21, 2007

William Creen, Chairman, opened the meeting at 7:35 PM. Present were Planning Board members James Bruno, William Hayes, George Collins, Carole Furman, Howard Post, Tom Francello, and William Creen. Town Board member, Nancy Campbell, and Chris Round of the Chazen Companies were also present. Minutes were kept by Jeremy Kane.

Howard Post made a motion to accept the July 17, 2001 Planning Board Minutes. Motion seconded by Fuhrman. All in favor, none opposed, carried.

PUBLIC HEARING

1. **Joe and Barbara Maskell**- 3 lot Major Subdivision- Rt. 32- Post announced the public hearing at 7:40 PM. Richard Rothe presented new plans that conformed to the previous Planning Board comments. None in the audience commented. Post made a motion to close the public hearing. Furman asked whether the property line overlap had been resolved. The owner expressed no desire to retain the property. Creen requested that a disclaimer be placed on the final map that would clarify the intended action on the overlap. Furman asked whether the wetland depicted on the plan would need to be crossed. Rothe responded that a culvert will be in place. Creen added that when the applicant applies for a building permit, the Highway Dept. will determine culvert size. Rothe stated that the subdivided lots would be accessed from a single curb cut. Post made a motion to close hearing at 7:45. All in favor, none opposed, carried. Post made a motion, seconded by Hayes, to declare a SEQR Neg. Dec. Post made a motion for Conditional Final based on the submission of mylar drawings with appropriate signatures and payment of all fees. Motion was seconded by Collins. All in favor, none opposed, carried. Received receipt cards and Seqr.

2. **West Saugerties, LLC**- Site Plan- West Saugerties Rd. Post announced the public hearing at 7:55. Richard Praetorius presented drawings, and provided the following information: There will be 70 children aged 0-5 and 20 staff. Staggered pick-up and drop-off times will be between 7:30 AM-6 PM. Between 9- 11:30 AM nine (9) children will be transported to the daycare via a small bus. The business is private and not tax exempt. Existing septic has unknown capacity, so two new systems will be installed; each has a typical "4-bedroom house" capacity. The intersection at W. Saugerties will have 400 ft sight distance to left and 250 ft. to the right. Then, Scott Budik asked about the type and color of proposed lighting. Praetorius referenced the lighting plan and stated that fixtures will be glare shielded and set to security motion sensors; the lighting plan meets the town's requirements for .05 candle foot at the property line. Barbara Budik asked how the property was zoned and whether the use was permitted. Praetorius responded that it was R-2 and that a daycare was permitted with a special use permit. Creen added that the property use cannot be changed without Planning Board approval. Sue Roseberg expressed concern with increased traffic, especially at night. The sentiment was similarly supported by Andrew Jackowitz and Doug Newell. Praetorius suggested that traffic patterns may change but may not necessarily increase. Creen added that he would ask the County Highway for

additional signage. Post made a motion, seconded by Collins, to close the public hearing. All in favor, none opposed, carried. Furman asked whether a traffic study was warranted. The Board agreed that a traffic study was not appropriate since it would be useful to determine volume, but not necessarily safety measures. Francello asked whether the southern boundary will be cleared of trees, as indicated on the plan. Praetorius responded that that was not the intention, and that a buffer will be left. Praetorius concluded that he would contact the county highway dept. about the traffic problem and specify lighting. Creen made a motion to send the application to Ulster County Planning Board. Motion seconded by Post. All in favor, none opposed, carried. No further action was taken. Praetorius will forward to Co. Planning Board.

OLD BUSINESS

- 1. Win One for Jesus-** Tom Francello abstained from comment. Creen made a motion to rescind the special use permit without prejudice. None seconded. Collins asked how long the initial approval was valid, and whether the time limit has been exceeded. Creen responded that there is a one year time limit, and that the applicant is still within the limit. Round asked whether the applicant had recently made a request. Creen: yes. Collins suggested that the applicant continue to work on the necessary licenture with their remaining time. The board agreed.
- 2. Glasco Ponds-** Major Subdivision- Glasco Turnpike- The applicant was absent, and the matter was stricken from the agenda.
- 3. Ed and Karen Jobs –** Lot Line Revision- River Rd.- Tom Conrad said the final maps were still being prepared and awaiting signatures.

PRE-HEARING CONFERENCE

- 1. Lisa Protter-** Applicant did not attend.
- 2. Richard Mellert-** Minor Subdivision- Phillips Rd.- The Board determined that the applicant's property had been the result of a previous subdivision within the last three years. This meant that the proposal constituted a major subdivision, since the proposed two-lot subdivision was essentially the fourth lot created over the last year. Round noted that this changed the fee structure for the application and that a one lot recreation fee would now be required for the application. Creen made a motion to set a public hearing for September 18, 2007. Hayes seconded, all in favor, none opposed, carried.
- 3. David & Pamela Kaufmann/ Di Peri-** Lot Line Change- Old Lasher Rd. After initial review, Creen made a motion to waive the public hearing pursuant to Section 323 of the subdivision regulations and to approve the application. The motion was seconded by Hayes. All in favor, none opposed, carried. Received 2 signed maps.
- 4. Mark Smith-** Site Plan for wind Turbine- Stoll Road. David Ladenheim presented site photos and a video demonstrating a working wind turbine. Round mentioned that a minimum level of due diligence required consultation with the DEC. Creen

suggested that a Short Form EAF, combined with the DEC consultation, would satisfy SEQR requirements. Hayes made a motion, seconded by Collins, to set a public hearing for September 18, 2007. All in favor, none opposed, carried.

5. **Lo Dolce Machine Shop- Site Plan- Malden Turnpike-** Applicant's agent presented the proposed machine shop expansion, which will serve a warehouse function. There are 60 employees at the facility. The building will be the same height as the existing. Creen explained his previous suggestions to the applicant to calculate stormwater capacity based on the proposed expansion and possible future expansions. Round noted a potential problem with a future expansion into a parking area. Creen stated that the drainage calculations will be submitted to the town engineer for review. Applicant had already replaced a culvert. Creen mentioned that the application should be submitted to Ulster Co. Planning after the public hearing. Round responded that if it was complete, then it could be submitted sooner. Creen made a motion, second by Collins, to schedule a public hearing for September 18, 2007. All in favor, none opposed, carried.
6. **Mary Mauro and Antoinette Spada-** Minor Two- lot Subdivision- Rt. 32. Tom Conrad presented the project and stated that DOT has tentatively approved the curb cut. He further stated that the plan might be amended so that the Spada lot would be large enough to include a line of trees. Creen stated that water and sewer had been expanded to the Little Ponds subdivision to the north, but not to the property in question. Creen made a motion, second by Hayes, to set a public hearing for September 18, 2007. All in favor, none opposed, carried.

MISCELLANEOIUS:

1. Shawn DeLisio – received 2 signed maps.
2. Robert Kodsi – received 2 signed maps on Lot line revision.
3. Joseph Zibella – updated maps.
4. Tim Morgan – signed Site Plan.
5. Received July 2007 ZBA Minutes on August 9, 2007.

Creen made a motion to adjourn at 10:00 PM. The motion was seconded by Hayes. All in favor, none opposed, carried.