

PLANNING BOARD
MINUTES FOR DECEMBER 18, 2007

One (1) public hearing was scheduled for this meeting and the public was invited to come forward to examine maps and ask questions. James Bruno, Vice-Chairman, opened the meeting at 7:35p.m. Present were James Bruno, Tom Francello, William Hayes, Carole Furman and Howard Post. Absent were George Collins who has now resigned and William Creen. Jeremy Kane, Planner and Nancy Campbell, Town Board were present.

A motion by Post, seconded by Hayes to accept November 2007 Minutes. All in favor, none opposed, carried.

PUBLIC HEARINGS:

1. Minor-Saugerties Ventures, LLC-Rt. 32- cancelled by telephone call from Rothe.

OLD BUSINESS:

None

PRE-HEARING CONFERENCE:

1. Lot line revision-Heidi Haynes-Churchland Rd.- Maps presented by Terry Ringler- Adjusting property line which ended up too close to house on last subdivision by error. A motion by Hayes, seconded by Post to waive public hearing per Section 323. All in favor, none opposed, carried. A motion by Post, seconded by Francello to grant Preliminary Plat approval, waive submission of Final Plat and grant Conditional Final approval pending signatures. All in favor, none opposed, carried.
2. Minor-Timothy Larsen-Hideaway Lane-Maps presented by Timothy Larsen. Have 2 houses on a 1.2 acre size lot. Wants to subdivide has ZBA area variance approval. A motion by Post, seconded by Furman to waive public hearing due to having had a public hearing for the ZBA and there were no concerns. All in favor, none opposed, carried. A motion by Post, seconded by Furman for a Neg Dec. All in favor, none opposed, carried. A motion by Post, seconded by Francello to grant Preliminary Plat approval, waive submission of Final Plat and grant Conditional Final approval on the 2 lot subdivision with no conditions pending signatures. All in favor, none opposed, carried.
3. Site Plan – Anthony Bacchi/Lazy Swan Golf & Country Club-Old Kings Hwy.-Maps presented by Roger Gjone and Lester Walker. Almost finished with golf course NOW site plan for buildings. A clubhouse, pro shop, barber shop, pilates building, wedding suites, catering, high-end restaurant, garden restaurant, parking, etc. with stream, water all overlooking the golf course. Handicapped accessible, lighting plan with street lights

(cut sheets) – to make it look like a Village. North Carolina style white buildings, tin roof, black shutters with porch off back for weddings. Sign on wall on Old Kings Hwy. Need complete landscaping plan. Screen parking. Soil is clay and high water there. Sewage discharge station with 3 operating levels for different usage at different times of the year. SPEDES permits. Water after treated will flow back into stream for irrigation purposes. Will catch stormwater and pump up. The water off the hill will be caught and by passed. Discussed alternative energy-thinking about solar but where to put panels. Buildings will be well insulated and high efficiency heating, etc. and will close down each building if not in use. Fire chief in Saxton reviewed maps and would like to sit down and review. Discussed water table and water problem with neighbors. They have not used any water; all Wells are not in use, have been reusing water from ponds. Not drawing water from Wells so should not be bothering neighbors Wells. Have hired a Hydrologist and expect his report soon. Kane-moving forward, should wait for a public hearing to resolve water problem. Needs to receive a ZBA variance with reference to the loading dock, which is not needed. Septic system will be 10 x 30. A motion by Post, seconded by Furman for the Town Planning Board to be Lead Agency. All in favor, none opposed, carried. A motion by Post, seconded by Hayes to grant sketch approval and schedule for a public hearing on February 19, 2008. All in favor, none opposed, carried.

4. Major-Donald & Eileen Lezette-Fawn Rd.-Maps presented by Tom Conrad-3 lots-24 acres with existing house and wants 2 other lots for new buildings. Scalbo Drive exists and Highway Superintendent is review if an upgrade is needed. A motion by Post, seconded by Hayes for sketch approval and schedule a public hearing for January 15, 2008. All in favor, none opposed, carried.

5. Minor-Charles E. Rothe Real Estate-Malden Turnpike-Maps presented by Richard Praetorius-35 acres- 23 acres on West side of Central Hudson ROW and the 9 acres on other side of ROW will be sold to Elna Magnetics for a Site Plan. A motion by Post, seconded by Furman to grant sketch approval and schedule a public hearing for January 15, 2008. All in favor, none opposed, carried.

6. Site Plan –Elna Magnetics-Malden Turnpike-Maps presented by Richard Praetorius- Presently located in Woodstock. Will re-locate all to Saugerties. Have 44 employees and a new 30,000sq. Ft. manufacturing building with a 2-story office on one part and the warehouse and manufacturing facility on other side. Public water and sewer. Existing curb cut. This is old mushroom building with shed and pole. New building will occupy old footprint. This is a renovation project according to the Law. No stormwater plan is required. Trying a new road called Geo grid-soil and grass in a grid. Parking on side by railroad. Machine part is away from railroad due to machine vibrations. Removing old slab to build on and not removing slab in parking lot. Federal wetlands have been delineated. A motion by Hayes, seconded by Post to grant sketch approval and to schedule a public hearing for January 15, 2008. All in favor, none opposed, carried.

MISCELLANEOUS:

1. Character Unlimited, LLC –Now has septic permit and cannot pay taxes until 2008. A motion by Post, seconded by Hayes to update. All in favor, none opposed, carried.
2. Van DeMark & Kahl -received 2 signed maps.
3. John and Barbara Gray-received 2 signed maps.

Since there was no further business to discuss, a motion by Bruno, seconded by Post to adjourn the meeting at 8:45p.m.

Respectfully submitted:

Juanita M. Wilsey,
Recording Secretary