

PLANNING BOARD  
MINUTES FOR SEPTEMBER 18, 2007

Four (4) public hearings were 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 7:35 p.m. Present were James Bruno, Tom Francello, Carole Furman, Howard Post and William Hayes. Absent were William Creen and George Collins. Chris Round, Consultant and Nancy Campbell, Town Board and Jeremy Kane, Planner were present.

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

**PUBLIC HEARINGS:**

1. Major-Richard Mellert-Phillips Rd.-Opened public hearing at 7:38p.m. Maps presented by Richard Mellert. Subdividing 6 acres into 2 lots – a 2 acre and a 4 acre parcel. This is a Major due to 3 year re-subdividing rule. No comments. Has a common existing curb cut and driveway. Will bring in revised maps for October 2007 meeting. A motion by Furman, seconded by Post to close hearing at 7:40p.m. All in favor, none opposed, carried. No further action taken. Received receipt cards.

2. Site Plan-Mark Smith-Stoll Rd.-Opened public hearing at 7:42p.m. Maps presented by David Ladenheim–wind turbine-80ft. tower in trees next to house, low impact with 45 –65 decibels. Comments: Jeff and Colleen Cohen-concerned with noise level as they are above it. Donald LaSala-owns “Big Pink” a Bob Dylan residence and people come from all over to photograph it –would like to know exactly where turbine will be located and he read his letter – concerned with visual, audio and cultural impact. Smith-he has been to air traffic control meeting for Saugerties before and gave up–he tried to stop it but gave up–he is sensitive to noise and the turbine is slow moving. Ladenheim-starts at 3MPH-at 7MPH starts to make electricity and if wind gets over a certain speed it will shut down. Smith-suggested putting up a balloon. Tim Mauro-hears Mayone’s a ½ mile away. Ladenheim-it is a different unit, older style too. This is a class 3 to 5 wind site that is 3 to 10MPH wind. Invited neighbors and Board members to witness one in progress on Rt. 28. Round-told Ladenheim he needs to submit a specific accurate survey of the project locating the buildings and turbine with a flyover or view shed analysis and show calculated noise levels. Kane will prepare a letter explaining what is requested from the Board. Will leave this hearing open until the October 16, 2007 meeting. Received receipt cards.

3. Site Plan-LoDolce Machine Co.-Malden Turnpike-Opened public hearing at 8:10p.m.-Maps presented by Paul Jankovitz-a new warehouse 75 x 175sq.ft. building, 23ft. high and will match other buildings. Is a ½ acre disturbance and 2% change, has drainage and eliminated future additions from the plan. A motion by Furman, seconded by Hayes to close hearing at 8:14p.m. All in favor, none opposed, carried. A motion by Post, seconded by Furman to grand Preliminary Plat approval, waive submission of Final Plat and grant Conditional Final approval pending approval upon Ulster Co. Planning Bd. comments. All in favor, none opposed, carried. Sent to Co. Pl. Bd. on Sept. 20, 2007.

4. Minor-David Mauro/Mary Mauro & Antoinette Spada-Rt. 32-Opened public hearing at 8:25p.m. Maps presented by Tom Conrad-subdividing off a parcel for one house. Needs DOT and DOH. Comments: Alice Nielson-concerned with closeness to her house-one home is OK but no multiple houses. Conrad-one new home on large lot and if more will need to receive Planning Bd. approval again. Geraldine Spada and Conrad discussed where monuments were-Conrad said he would take a look if she could give him the information. A motion by Post, seconded by Furman to close hearing at 8:30p.m. All in favor, none opposed, carried. A motion by Post, seconded by Hayes for a Neg Dec. All in favor, none opposed, carried. A motion by Post, seconded by Furman to grant Preliminary Plat approval, waive submission of Final Plat and grant Conditional Final approval pending DOH, DOT, all fees paid, set backs and signatures on a reproducible map. All in favor, none opposed, carried. Received receipt cards.

#### OLD BUSINESS:

1. Site Plan-West Saugerties Properties-W. Saugerties Rd.-Maps presented by Richard Praetorius. Discussed County Pl. Bd. comments: there will be no outside changes to property except for handicap ramp and new windows and is 400ft. off road. They are meeting with Ulster Co. Hwy. to discuss signage for school entrance. The increase of traffic will be in winter season at night and other seasons during the day – students will be entering at staggered times. Need to remove trees for site distance (400ft. to the right and 300ft. to the left) will meet conditions for Hwy., there will be a buffer area with a 5ft. separation, will cut down driveway width from 24ft. to 20ft. at employee parking area. Discussed speed of traffic-police have been patrolling and speed has reduced – is 30MPH there. Changing white pine trees to juniper bushes. A motion by Hayes, seconded by Post for a Neg Dec. All in favor, none opposed, carried. A motion by Hayes, seconded by Furman to grant Preliminary Plat approval, waive submission of Final Plat and grant Conditional Final approval pending DOT, DOH, buffer 9ft. and change 24ft. to 20ft. by employee access drive. All in favor, none opposed carried. Received Seqr.

#### PRE-HEARING CONFERENCE:

1. Major-John DeCicco-Arthur Lane- Pulled from agenda – scheduled for a Workshop.
2. Minor-Milton & Patricia Sommers-Malden Turnpike-Maps presented by Richard Rothe-12ft. flag on S side as an access to back lot. Needs curb cut and Dept. of Health approvals along with the metes and bounds. A motion by Post, seconded by Hayes to grant sketch approval and schedule a public hearing for October 16, 2007. All in favor, none opposed, carried. Discussed making flag an easement by garage.
3. Lot line revision-David Zurenda-Malden Turnpike-Maps presented by Rich Rothe-recently a major subdivision- NOW Lots 1 & 2 to Zurenda and Dederick – will eliminate encroachments and gives more property to Dederick and Zurenda properties. 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 Hayes to grant Preliminary Plat approval, waive submission of Final Plat and grant Conditional Final approval pending property names and addresses for all three parcels, receipt of property deeds and label adjacent property owners including across Malden Turnpike on maps. All in favor, none opposed, carried.

4. Minor-Jesse Reimers-Stoll Road-no representation.

5. Tower Products, Inc. / Olive Builders, LLC-Kings Hwy. and Tower Drive-Maps presented by Bruce Utter of Praetorius & Conrad, P.C.-additional storage-owns property on both sides of Tower Drive. Will have a gravel parking lot. Discussed Full EAF-does not need. Submitted Deed. The stormwater will decrease and is in application. Not disturbing more than an acre. The building pad is up 2ft. Wetlands marked in 2002-no proposed fill. Has public water supply and has sand filter waste and has permit. The parking area and spaces were done before but adding 4 spaces. No signage proposed. Will show landscaping on plans and has lighting. Metal building. Now there is Percision Flow who makes machine that makes the blue LED lights and other is storage in warehouse. Tower owns Markertek. There is a lot of catalog shipping out. Front parking area will plant more trees. Utter will forward to Ulster Co. Pl. Bd. A motion by Hayes, seconded by Post to grant sketch approval and to schedule a public hearing for October 16, 2007. All in favor, none opposed, carried.

MISCELLANEOUS:

1. South Peak-Rt. 212-wants an extension of Conditional Final for another 120 days. A motion by Hayes, seconded by Furman to grant the extension for another 120 days. All in favor, none opposed, carried.
2. Doris & Nicholas Esposito-received 2 signed maps.
3. Joe & Barbara Maskell – received 2 signed maps.
4. Ed Jabs – received 2 signed maps.
5. Richer's Electric-received 1 signed plat.
6. Julius & Eleanor Minsky-received 2 signed maps.
7. Thomas Dimino – received 2 signed maps.
8. Received August 6, 2007 ZBA Minutes on Sept. 13, 2007.

Since there was no further business to discuss, a motion by Post, seconded by Furman to adjourn the meeting at 9:30p.m.

Respectfully submitted:

Juanita M. Wilsey,  
Recording Secretary