

MINUTES  
JANUARY 18, 2005

Four public hearings were scheduled for this meeting and the public was invited to come forward to examine maps and ask questions. William Creen, Chairman, opened the meeting at 7:48p.m. Present were James Bruno, William Creen, Carole Furman, William Hayes, Howard Post and John Rinaldo. Absent was George Collins. Chris Round, Consultant was present. Tom Macarell was absent.

A motion by Post, seconded by Furman to accept the December 2004 Minutes with amendments. All in favor, none opposed, carried.

A motion by Post, seconded by Bruno to accept the December 6, 2004 Minutes for the combined Public Hearing for Richard Syracuse. All in favor, none opposed, carried.

**PUBLIC HEARINGS:**

1. Minor-Reinaldo Velez-Clearwater Lane-West Camp-opened public hearing at 7:55p.m. –Maps presented by Reinaldo Velez. In process of Health Dept. approval and will move road off neighbor's property just a rough cut now. Comments: Frank Bishop-Clearwater Lane is only 10ft. wide not 15ft. If he says 15ft. what will keep other developers making it wider. Velez-it is in deed. Creen-once it is in deed and recorded, it cannot get wider. A motion by Post, seconded by Furman to close hearing at 8:00p.m. All in favor, none opposed, carried. A motion by Post, seconded by Bruno for a Neg Dec. All in favor, none opposed, carried. A motion by Furman, seconded by Post to grant Preliminary Plat approval, waive submission of Final Plat and grant Conditional Final pending Health Dept. approval and correction of road placement. All in favor, none opposed, carried. Received receipt cards and Seqr.

2. Major-Raymond Rothe-Kate Yeager Road-opened public hearing at 8:05p.m.-Maps presented by Raymond Rothe-20 acres subdivide into 2 parcels of 10 acres each. Is a major due to re-subdividing within 3 years. This has approval and maps have been files since May, 2004. Needs another public hearing due to incorrect date on certified letters sent out for May meeting. Comments: William Cole-says he owns the road and Rothe cannot change the use. He bought on either side of the road and owns to the middle of said road.

Creen: explained that this has been looked into and it is part of the Kingston Commons. If developed further will need to look into turning the road into a Town approved road. A motion by Post, seconded by Furman to close hearing at 8:25p.m. All in favor, none opposed, carried. Does not need a curb cut, it is not a Town road. A motion by Furman, seconded by Rinaldo to reaffirm the Final approval that was received on May 18, 2004. All in favor, none opposed, carried. Received receipt cards.

3. Minor-John Addrizzo-Churchland Rd.-opened public hearing at 8:31p.m.-Maps presented by Thomas Conrad-100 acres-subdivided by Churchland Rd. Property lines are 25ft. from center of road. Comments:  
George Gehring- what does he plan on doing with property.  
Conrad-minor subdivision-a single house on each parcel without coming back to Planning Board. Discussed error on total acreage, is corrected on new map. A motion by Post, seconded by Bruno to close hearing at 8:34p.m. 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 Furman, seconded by Post to grant Preliminary Plat approval, waive submission of Final Plat and grant Conditional Final approval pending owner's signatures and payment of fees. All in favor, none opposed, carried. Received receipt cards and Seqr.

4. Minor-Deborah Cole-Dorothy Grace Rd.-opened public hearing at 8:40p.m.-Maps presented by Thomas Conrad-20 acres into 2 lots. Existing house lot of 13 acres and vacant lot of 16 acres. Comments: Bill McKenna-question on access road. Is it in her deed. Not opposed just wants it done correctly. Conrad: road is down the center of road. McKenna: we have a road maintenance, if subdivided they will be added.  
Creen: private roads should have agreements.  
McKenna: Drainage-putting in a culvert and could you flag property when starting to develop. Conrad: will size culvert and road will be within the 50ft. right-of-way, not onto adjoining lot. Creen: have metes and bounds to centerline. Conrad: Fine  
A motion by Post, seconded by Bruno to close hearing at 8:46p.m. All in favor, none opposed, carried. A motion by Post, seconded by Rinaldo for a Neg Dec. All in favor, none opposed, carried. A motion by Furman, seconded by Hayes to grant Preliminary Plat approval, waive submission of Final Plat and grant Conditional Final pending road maintenance agreement, provide adequate culvert, metes and bounds, owner's signatures and fees paid. All in favor, none opposed, carried. Rec'd receipt cards and Seqr.

#### OLD BUSINESS:

1. Rezoning-H.I.T.S.-Washington Ext.-Discussed by Planning Bd.-rezoning. Send recommendation to Town Bd. Discussed that they have already cut down trees and put in gravel behind the houses in residential area. Letter dated Dec. 22 was read and stated that they were designing a different sound system for the noise. Creen suggested HITS getting a liaison between Town and themselves. Discussed rezoning further—changes are consistent to RB. Discussed spot zoning and that maybe this whole area should be zoned RB as RB permits a single-family house. A motion by Creen, seconded by Furman to prepare a recommendation to the Town Board to approve applicants rezoning

and to recommend that the Town Board add other properties in that area in order to eliminate spot zoning. All in favor, none opposed, carried.

\*\*\*Discussed HITS clearing of trees and Winnie's Used Cars extending car lot with out notice the Planning Bd. and a motion by Post, seconded by Furman to send a letter to Building Inspector to review these matters.\*\*\*\*\*

2. Major-Richard Syracuse-Rt. 32- Maps presented by Richard Syracuse-Based on a Pos Dec and concerns RUPCO has removed their name from this project. Has two new plans: could subdivide into 15 to 17 lots of 4 acres each and leaving 2 acres for septic **OR** cluster having 15 units and extra land a tree farm. Will provide buffer for neighbors. Soil is sand gravel. Praetorius & Conrad did test holes. Could have raised septic-centralized septic. Creen: cluster is permitted and sensible. Discussed the process now: needs to reapply for new application, waive fees. Need to close out RUPCP and open as Syracuse. If in need of another public hearing. Syracuse-has addressed all neighbors concerns, this is same project, you have the map in the green book that was submitted with 29 units, taking the top section off. Rinaldo-he has cut the project in half. Ed Tucker, neighbor-feels this is better than the last proposed project. Needs Health Dept. approval and review the Engineer report to amend.

3. Major-Meredith Clarke Ltd-Ed Fetzer-Twin Maples-Rt. 9W-Lot 16-Maps presented by Ed Fetzer-3 town houses. A motion by Post, seconded by Furman for a Neg Dec. All in favor, none opposed, carried. A motion by Furman, seconded by Post to grant Preliminary Plat approval, waive submission of Final Plat and grant Conditional Final approval pending owner's signatures. All in favor, none opposed, carried. Rec'd Seqr.

4. Lot line revision-Henrietta Luhrs-Churchland Road-Maps presented by Thomas Conrad. A motion by Post, seconded by Bruno for a Neg Dec. All in favor, none opposed, carried. A motion by Post, seconded by Bruno to grant Final approval. All in favor, none opposed, carried. Received 4 signed maps and Seqr.

5. Site Plan-Twin Beaks-Rt. 32/Ward Backhaus-Maps presented by Bruce Utter-revised maps- 3 existing buildings – retail stores. Use mobile home as office. Remove drive, has 129 parking spaces. Will change egress to one way in and one way out. Added sidewalks. If plat is approved can start adding details. Discussed freestanding sign-one to identify Plaza and then each building having their own or can get a variance for sign size. Has septic but checking on size. A motion by Post, seconded by Bruno to schedule a public hearing for February 15, 2005. All in favor, none opposed, carried.

#### PRE-HEARING CONFERENCE:

Furman recused:

1. Site Plan-Birches at Saugerties-Rt. 9W-Maps presented by Robert Kurzon, Architect-60 unit apartments-low income seniors- Had 68 bedrooms before, property is smaller than thought. Has since been funded and can now afford project. Downsized one bedroom. Discussed septic, water, parking spaces are 1 per unit, landscaping, storm

water review, archeological review. Traffic study is done- 14 trips per hour at peak. DOT does not need improvements. A motion by Post, seconded by Bruno to grant sketch approval and schedule a public hearing for February 15, 2005. All in favor, none opposed, carried. Received a letter from RICH Farm's attorney on how the storm water plan will not work. Applicant will move forward and give review to DEC for approval. Furman returned to table

2. Major-Blue Mountain Builders, Inc.-Church Road-Maps presented by Richard Rothe- 12 acres-4 lots proposed-smallest 2 acres and largest 4 acres. Has 25ft. right-of-way. Septic should be shallow trench or above ground. Needs Health Dept. approval and metes and bounds. A motion by Post, seconded by Bruno to grant sketch approval and schedule a public hearing for February 15, 2005. All in favor, none opposed, carried.

3. Lot line revision-Saxton Fire Company-Rt. 32-Maps presented by Thomas Conrad-trading pieces of property with neighbors Rohr and Syracuse. A motion by Post, seconded by Furman to waive public hearing per Section 323 and to grant sketch approval. All in favor, none opposed, carried.

#### MISCELLANEOUS:

1. Timothy Harris / Benjamin Hill – received 4 signed maps
2. Patrick and Theresa Walsh- received signed maps
3. Jules and Ellie Henkel-received signed maps
4. Diana Sogaro-received signed maps
5. Jasmine Jordaan-Grady-received signed maps
6. James Noecker-received signed maps.
7. Received December 04 ZBA Minutes on January 18, 2005

#### Elections of Planning Board Officers:

Slate of Officers nominated by Committee:

William Creen-Chairman

James Bruno-Vice Chairman

Howard Post-Secretary

A motion by Rinaldo, seconded by Post to install the slate for the year of 2005. All in favor, none opposed, carried.

Since there was no further business to discuss, a motion by Rinaldo, seconded by Bruno to adjourn the meeting at 10:43p.m.

Respectfully submitted,

Juanita M. Wilsey,  
Recording Secretary