



PLANNING BOARD
MINUTES FOR AUGUST 21, 2012

No public hearings were scheduled for this meeting. Howard Post, Chairman, opened the meeting at 7:30p.m. Present were Paul Andreassen, Howard Post, William Creen, William Hayes, Dan Weeks, Carole Furman and Ken Goldberg. Absent: Michael Tiano. Bruce Leighton, Liaison, was absent. Dan Shuster, Consultant; and Josh Randall, CAC, present.

A motion by Creen, seconded by Weeks to accept the July 2012 Minutes with the change stating Ken Goldberg was absent. Goldberg abstained. Motion carried.

PUBLIC HEARINGS:

None

OLD BUSINESS:

1. Site Plan and Special Use Permit-Amity SolutionsLLC – Schoolhouse Road. Plans presented by Elmer LeSuer. Drug and Alcohol Recovery Program. Wants to change Special Use Permit to residential care facility. Add a parking lot, added a row of trees for buffer and add additional full shielded lighting on shed and parking lot. Submitted the Safety Protocol and Intake Procedures requested. Cannot take in sex offender as their program is geared for drug and alcohol abuse. Has added to procedures that there will be no weapons on residents and staff. Andreassen-this is not the 200 page policy plan discussed last week. LeSuer-the total plan is about 198 pages, this is the Safety Plan part that the Chief of Police and PIBd reviewed. Discussion on Health approval for septic. Can make it a Condition for no preach of safety procedures. LeSuer said that neighbors were confused by previous operation and that now they have complied. Creen-discussion on re-newable Special Use Permit and can report back after one (1) year and then decide if need to come back each year. Building Dept. and PIBd can revoke if in violation. The Police Dept. can review if a Safety problem occurs. LeSuer-On State level Oassis can shut them down too. A motion by Andreassen, seconded by Creen to grant a Special Use Permit with a one (1) year review to determine that all Conditions are in compliance with all relevant requirements of the Zoning Law. All in favor, none opposed, carried.

PRE-HEARING CONFERENCE:

1. Site Plan-Waterfront Overlay-Trevor Keller-Emerick Road. Plans presented by Donald June. Wants approval now to build a 3 car garage and a single guest house. In the future will come back to PIBd for approval for a 3 bedroom house. Has curb cut permits and Health Dept. approval and will need copies for the file. June explained the septic system. Will disturb as little as possible, 1 ½ acres for septic. Will remove one to two large trees. No large lights, is a residence to keep as natural as possible. Will need

to know where the boundary of scenic overlay is and will approve only garage and guest house now. Weeks-will only have one septic is this is subdivided. June- will not subdivide but if they do will have to come back for PIBd approval. Building is about 1000ft. away from river. Concerns with the plans because they show all three buildings now. Andreassen-wondering if it would be better to receive approval for all three to get it over with. Creen-if house was not there then no need. Shuster-needs all usual reviews for house, site distance from river, etc. Needs to know how close to State Park, how close to waterfront, building elevations and delineate area. A motion by Furman, seconded by Andreassen to set a public hearing for September 18, 2012. All in favor, none opposed, carried.

2. Minor and Site Plan-Leading Edge Developers/Ready2Go Project. Plans presented by Dennis Doyle and Dennis Larios. Overview by Dennis Doyle – Making sure land is approved for development. Partnership in all Offices from County level, Town Officials all operating together. Economic Development. Funds – 2/3 public service and 1/3 owner. A committee of all groups. Framework for building, waive escrows and some application fees. Targeted to properties Town wants to develop. Reduces cost and time for development. Wants 40,000 to 80,000sq.ft. to develop. Needs public water and sewer. Make shovel ready for Kings Highway.

Dennis Larios-Review of specific Site Plan on Kings Highway. Started with 4 concepts, 80,000 to 100,000sq.ft. building areas and resulted with this plan-Plan D. Main access is across from Tissel Road which is a 4 way intersection. Total of 98,000sq.ft. – 90,000 for manufacturing and 8,000 for office. Loading in rear with good circulation for deliveries. Also has a drive in for deliveries. Subdivision – has 15 acres and subdividing into 2 lots. Leading Edge will retain 2.9 acres and develop 12.5 acres. Property butts up to Thru-way. Smaller lot will retained for Mullen operations and has its own drainage. Lot 1 will have new drainage and PIBd will receive stormwater plan next month. Furman-parking lots will be hot so they need trees. Larios-will supply more detailed plans this is preliminary. This is concept plan to approve. The plan to be built might be different but not bigger. Industries just want a site that is approved. Can come back in and approve changes but most all access road and design details are completed. Would just need an amendment. Josh Randall-why here and not North on old Ferroxcube where 2 facilities are not being use. Doyle-there was a call for applications from property owners who wanted to participate and this site was picked. Only Saugerties property owner who applied was Mullen. Manufacturing are looking for bigger buildings and less parking. Discussed parking lot drainage, size, etc. Parking on side and loading in rear with landscaping in front. Access road will be right turning land and left lane for left turns. Single lane coming in and double out. Shuster-can widen highway for turning lane. Discussed low level lighting for manufacturing and higher level for retail. Gating depends on what is being manufactured. The Armory, Mullen and this parcel have rights to use Lot 2 access. Fire fighting details have been reviewed and will be forwarded to local fire department for their comments. Will have sprinkler system. Will be a Pole building 28ft. high on side and 40ft. high peak. High bay buildings. Weeks-combine stormwater plan with Lot 2. Larios-Lot 2 is already there. Lot 1 can manage all water directly on the Lot and drains to Thru-way. Needs a SWPPP. Lot 2 is not connected to public sewer or water. Doyle-can make it a Condition to connect. Discussion on

wetlands being delineated before Armory went in and on process of replacing if disturbed. Local architect came up with type of building. Office and manufacturing roof same height. Discussion of signage-landscape monument sign. No sign from Thru-way. If they want one will have to get a permit. Building will be earth color,, solar and geothermal. There will be an inter-cross easement on both sides. Will have 175 paved parking spaces. Green walls for landscaping, street trees to break up massive building walls. Will submit updated plans next month.

Discussion on property chose again. All were invited to participate, is a soft economy now. Has other projects to help communities – Main Streets, storefronts, etc. to help get ready for Economic Developing.

All will meet Zoning Requirements. Discussed how water usage was being divided up among all properties on Kings Highway. Can use 5,000 to 10,000gal. a day to one property user. There are 57 properties paying for water and sewer.

Shuster- procedurally if comfortable. Can schedule a public hearing on subdivision. Refer to UICoPIBd when SWPP and landscaping is complete.

A motion by Furman, seconded by Andreassen to schedule a public hearing for subdivision and site plan for September 18, 2012. All in favor, none opposed, carried. A motion by Creen, seconded by Furman to forward to UICoPIBd upon receipt of Stormwater Plan and Landscaping Plan. All in favor, none opposed, carried. The Seqr. can be completed now. A generic Seqr. was done earlier for all properties.

Property owners can still apply, they are not done with applications. This one was the best to start with.

MISCELLANEOUS:

1. Discussion on Site Plan Procedures-PIBd discussed amending Zoning Code reference on Site Plan time limitation. A motion by Goldberg, seconded by Creen to forward to Town Board to amend time limit on site plan in Zoning Regulations. All in favor, none opposed, carried.
2. Received Zoning Board Materials.

Since there was no further business to discuss, a motion by Furman, seconded by Hayes to adjourn the meeting at 9:15p.m. All in favor, none opposed, carried.

Respectfully submitted,

Juanita M. Wilsey, Recording Secretary