



PLANNING BOARD MINUTES  
FOR JUNE 17, 2014

Three public hearings were scheduled for this meeting and the public was invited to come forward to examine maps and ask questions. Howard Post, Chairman, opened the meeting at 7:33p.m. Present were Howard Post, Paul Andreassen, William Hayes, Michael Tiano, Kenneth Goldberg, William Creen, Carol Furman and Dan Weeks. James Bruno, Liaison, present. MaryAnne Wrolsen, CAC, was present. Dan Shuster, Consultant, was present.

A motion by Goldberg, seconded by Creen to accept the May 20, 2014 Minutes. Furman and Weeks abstained. Motion carried.

**PUBLIC HEARINGS:**

1. Site Plan-Randy Richers-Plans presented by Chris DiChiaro. Opened public hearing at 7:34p.m. Commercial building on 4.8 acres. Has verbal Health Dept and DOT approvals. Plans have not changed much. Comments: Barry Benepe-Vice Chair of Comprehensive Plan Committee-plan is interesting, has road frontage, terrace dining facing road, fits in with character and well landscaped but concerned with Complete Streets project as walkway/bike way needed up Rt. 32N and real board and batten are vertical not horizontal and would like it to be real. A motion by Furman, seconded by Creen to close public hearing at 7:40p.m. All in favor, none opposed, carried. Reviewed UICoPIBd recommendations. There will be plenty of room for a pedestrian walkway a DOT standard change. Applicant has reservations on the cross access if neighbor parcel is a Bar then does not want the extra parking in lot, etc. Furman-on other projects left a reserved area for future connection. Shuster-just show on plans the possible future location. DiChiaro-there are spots on both sides suitable for 2 way traffic. Shuster-off set so not a race track. Post-the other border is Kosco and cannot go through that way anyway. Put a NOTE on plans for potential cross way do not show it. Weeks-what is on the interior of the large blank wall and could it change. DiChiaro-is a blank slate and yes could change. Discussion on Complete Streets, the development of Rt. 32N, DOT does not want responsibility of sidewalks and maintaining them. Furman-people are using sidewalks by Birches, Quick Chek, etc. Creen-no commitment now there will be funding from another source. DiChiaro-DOT needs approval letter from PIBd. Will forward DiCiaro the Resolution for him to forward to DOT. A motion by Andreassen, seconded by Furman to grant a Conditional Final approval for the site plan pending DOT permit approval, Health Dept. approval, review from Town Engineer, fees paid and signatures. All in favor, none opposed, carried.

2. Major-James Bruno-Camelot and Sherwood Place. Opened public hearing at 8:00p.m. Plans presented by Jeff Hogan. This lot was part of the over all Bishops Gate subdivision. This Lot is now owned by Bruno who is subdividing 2 more lots off. No

comments. A motion by Furman, seconded by Creen to close hearing at 8:02p.m. All in favor, none opposed, carried. Furman-Lot 2 has access near wetlands. Weeks-they will share an access to avoid wetlands. A motion by Weeks, seconded by Furman to grant Conditional Final approval on the 3 lot subdivision pending all fees paid and signatures. All in favor, none opposed, carried.

3. Major-Vincent Valettuti-Highwoods Road. Opened public hearing at 8:08p.m. Plans presented by Jeff Hogan. Subdividing into 4 vacant lots. Received Conditional Final in 2005, met all PIBd conditions but no Final signatures. Now wants Final approval to put back on Market. Needed another public hearing. Comments: Tana O'Sullivan-contiguous to back of property and questions on 4<sup>th</sup> lot furthest where is entrance, etc. Hogan-has septic and house more to North further away but reserve is closer to you and if someone buys it, they would have to get new approvals if they want to move septic, house, etc. Tana-there has been no changes just preparing to sell lots. Hogan-Yes. Tiano-has a road maintenance agreement. Hogan-no but will start one once selling lots. Post-PIBd needs to see some kind of agreement. Tana-number of feet from rear lot line from stone wall. Hogan-100ft. Tom O'Sullivan-Do owners have to come back to PIBd. Post-no to Building Dept. for setbacks, etc. A motion by Creen, seconded by Andreassen to close hearing at 8:12p.m. All in favor, none opposed, carried. Andreassen-Health Dept. approvals have expired. Hogan-yes-just need to re-apply to re-instate approvals if nothing has changed. Weeks-soils approved and room enough. Shuster-applicant should update Health approvals. Post-put NOTE-no building permit until Health Dept. approvals. Hogan-will NOTE on plans not to sell a lot until Health approval is updated. Neg Dec discussion-still approved if nothing has changed. A motion by Weeks, seconded by Andreassen to grant Conditional Final approval pending the following Conditions: Road Maintenance Agreement and approved by T.Attorney; NOTE on plans that current Health Dept approval has expired. All in favor, none opposed, carried.

#### OLD BUSINESS:

1. Major-Kevin Carpenter-Carpenter Drive. Plans presented by Jeff Hogan for Bruce Utter. Discussion on Road Maintenance Agreement. Jeff explained situation. Applicant has met all other PIBd items and believes that what he has is sufficient for the maintenance of the road. Town Attorney says he needs more specific wording. Hogan-each pay their share but Applicant pays all now anyway. Andreassen-is a nice road now but PIBd is concerned if Carpenter left who would maintain road. Creen-could not defend. Weeks-PIBd would accept agreement if just formalized. Shuster-Town Attorney needs to review all Road Maintenance Agreements, it is in the Deeds but needs to formalize in an updated Road Maintenance Agreement. Hogan-does not know if all people would sign again. Creen-it is simple that all lots pay equal amounts. Post-would like a vote from the PIBd Members. Weeks-it is up to Carpenter to enforce what is in Deed if people will not sign Road Maintenance Agreement. Creen-PIBd has covered all Conditions vote that PIBd follow Town Attorney advise that Applicant needs a Road Maintenance Agreement. No one owns the lots yet so Carpenter signs for all 4 lots. Post-how many does Carpenter own now. Hogan-owns all but 2 (two). Post -PIBd Vote

to follow Town Attorney, George Redder's recommendation for Road Maintenance Agreement in letter dated June 25, 2014. Motion carried. Tiano-opposed.

PRE-HEARING CONFERENCE:

1. Lot Line Revision-Mt. Marion Fire Department. Plans presented by George Williams. Has 1.8 acres with easement for utilities, ingress and egress. Neighbors sell easement portion to Fire Dept. Shuster-no public hearing needed. A motion by Goldberg, seconded by Andreassen to declare as a Type II Action. All in favor, none opposed, carried. A motion by Andreassen, seconded by Goldberg to grant Conditional Final approval for lot line revision pending signatures. All in favor, none opposed, carried.

2. Minor-Saugerties NY Development, LP-Minor-Old Rt. 32N-Plans presented by Richard Praetorius. Subdividing 10 acres off Winston Farm to create a hotel, restaurant and a few retail buildings. This project is contingent on site plan approval.

AND

3. Site Plan-Saugerties NY Development, LP-Old Rt. 32N. Plans presented by Richard Praetorius-construction of a Holiday Express hotel-86 units, 4 stories, 500sqft restaurant and two 2800sqft business buildings. Has topo and wetlands delineated and flood plain by FEMA maps. Is along Beaverkill. Not building in wetlands. Outside user for water and sewer. Has verbal approval on water. Sewer is in process to determine base flow for initial flow to develop. From Kings Hwy. has a committed flow. In a few months will know gravity flow from Kings Hwy and Village. Might need to increase size of pipe. Winkopp House is owned by Colligan with zero interest to combine. Shuster-needs a full long Seqr., Type I Action because it is next to historic building, the Winkopp House, etc. Tiano-send to Fire Dept. to review. Goldberg-concerned with traffic as there are long line now. Discussion on second access off Augusta Savage Road. Praetorius-there is a large drainage swale and would need to build a large structure over it. Shuster-have traffic engineer review to see why or why not for potential second entrance. Praetorius-discussed with Winston Farm owner, Jeremy Schaller, and did not want to use Augusta Savage Road. The entrance will be right behind the gas station. Praetorius-Winston Farm is not part of this project as they are selling this parcel. Shuster-if the hotel does not happen then there will be no subdivision. Praetorius-yes. Shuster-will receive final approval on subdivision when site plan is approved. Discussion on Music Festival since the property abuts. Praetorius-foot paths and there are no permanent structures built for Music Fest yet so can relocate foot paths in future. Weeks-the two wetland reviews one from Music Fest and this one do not match up. Praetorius-you will find one that matches on file. Discussion on Vagashia parcel on Rt. 212 where a Holiday Express was being discussed but they have not proceeded forward. The buildings will blend in with surroundings and have submitted floor plan, elevations, color (white, ginger and sequoia). Shuster-show what the site would look like from the front with the Winkoop House in foreground, a view from Old Rt. 32. Praetorius-height of hotel about 60 to 63ft. and 4 stories. Shuster-and is set back in wooded area. Creen-signage on either end of road. Praetorius-working that out now as they are allowed one sign but thinking two to use as directions to instruct people off road safely. Topo shows a few high spots and slopes down toward the Beaverkill. Weeks-is in Gateway. Creen-how far off Rt. 32. Praetorius-about 300ft from Rt. 32. Shuster-would like a model of project. If PIBd

wants he can plan it out. A motion by Goldberg, seconded by Andreassen to declare as a Type I Action. All in favor, none opposed, carried. Discussion on lead agency and offices to forward documents.

MISCELLANEOUS:

1. Received Zoning Board Materials.

Since there was no further business to discuss, a motion by Creen, seconded by Tiano to adjourn the meeting at 9:30p.m. All in favor, none opposed, carried.

Respectfully submitted,

Juanita M. Wilsey,  
Recording Secretary