

PLANNING BOARD  
MINUTES FOR JANUARY 19, 2010

Four public hearings were scheduled for this meeting. Howard Post, Chairman, opened the meeting at 7:38p.m. Present were, Carole Furman, Paul Andreassen, William Creen, Howard Post, Dan Weeks, Tom Francello and Alt. Bill Hayes. Absent: Ken Goldberg. Jeremy Kane, Town Planner, was present.

Post-welcomed Paul Andreassen as a new member to the Planning Board.

A motion by Francello, seconded by Creen to accept December 2009 Minutes. All in favor, none opposed, carried.

**PUBLIC HEARINGS:**

1. Major-Raymond and Selina Rothe-Rt. 212-Opened public hearing at 7:40p.m. Plans submitted by Michael Vetere. Has 14 acres to subdivide into 3 lots. Has existing cement block building on one lot with commercial access. Has DOT verbal approval. There is a 1.3 acre vacant commercial lot and an 11.6 acre extra lot. No comments. A motion by Furman, seconded by Creen to close hearing at 7:42p.m. All in favor, none opposed, carried. Received DOT conceptual approval. Kane-fine with split zoning and show septic location for Lot 3A and Engineer letter for soils on Lot 3B. Will top soil and seed old accesses. Well is inside block building and this is a Guitar Manufacturing business who might buy the new lot. Discussed more landscaping like trees or shrubs on seeded area and if need signs will need a permit. Kane-landscaping applies to site plan, would need to come back to Pl. Bd. with a site plan. A motion by Creen, seconded by Furman for a Neg Dec. All in favor, none opposed, carried. A motion by Furman, seconded by Creen to grant Preliminary Plat approval, waive submission of Final Plat and grant Conditional Final approval pending Engineer letter on soil conditions on Lot 3B, fees paid and signature. All in favor, none opposed, carried. Received receipt cards and Seqr.

2. Site Plan and Special Use Permit-Saugerties Fine Wine & Liquor Corp.-Rt. 9W-Plans presented by David Toder. Opened public hearing at 7:55p.m. A wine and liquor store renting the space pre-occupied by Domino pizza. No exterior changes. Two new signs-one on building and one monument. No comments. A motion by Furman, seconded by Creen to close hearing at 7:58p.m. All in favor, none opposed, carried. Hours of operation 9:00am – 11:00pm and on Sunday 12:00 noon to 9:00pm and received adjacent building hours. Weeks discussed drive-thru for donuts is narrow and question on lighting and if they are related to Gasland Apartments. Creen-lighting faces down. Post-lighting has been approved by Pl. Bd. for prior site plan. Toder-aware of each other and

discussed future plans for pond drainage project together. Parking spaces will not change and all that was approved in prior site plan needs to be maintained. Dumpster needs repair and maintained – an agreement with a finish date will be obtained. A motion by Furman, seconded by Francello for a Neg Dec. All in favor, none opposed, carried. A motion by Furman, seconded by Francello to grant Preliminary approval, waive submission of Final Plat and grant Final approval. All in favor, none opposed, carried. Received receipt cards, Seqr. and signed plans.

3. Site Plan-Anthony Bacchi/Lazy Swan-Old Kings Highway/Lauren Tice Road-Project presented by Barry Jordan. Opened public hearing at 8:10p.m. Explained the addition of 9 holes to make an 18 hole golf course. Consisting of 2 separate parcels-one adjoining original parcel and one across Lauren Tice Road. Need to address Lauren Tice Rd. cart crossing-will shift crossing lower near storage shed. Need topo and provide more detail. These holes will be wooded or left wild using native plantings and swales, etc. Will irrigate from drainage and retention pond. No well drilling. Need 150 parking spaces. Comments: Blanche Duffy-concerned with aquifer. Jordan-it is located on other side of Old Kings Hwy. Kane-that is what our Town maps show. Jordan-everything is purified before it goes to Thruway. Samantha Dederick-knows aquifer is mapped across the road but it is coming out on this side too. There are six spots where it flows out of ground. Concerned when it is graded- does not want the limestone moved because if it is hit, there will be water. It was never tested but it is the edge of the aquifer there and water is very close. Ed Trnka-concerned with golf balls on Lauren Tice Rd. as they get balls coming right up to the front of the house. Jordan-planned holes so a slice of the ball will turn into course. Nancy Petersen-lives in front of other parcel-is this designed for slicing also, will you raise land level, having drainage problems now and have been getting more water now since the course has been there, also has horses and are you planning any fencing to keep horses out and golfers in. Jordan-aware of the water issue, some land higher and some lower but we are not allowed to change the water on other property as that will stay the same and we are not planning on a fence. Bacchi-has no problem with a fence along there and to comment on water problem- we have been in touch with the Thruway on the collapsed culverts and they have not addressed this as we are waiting for them to repair culverts and think this will help with the drainage. Another representative of Bacchi explained the flow under Thruway and that it has to be maintained at current flow and that they will prepare a stormwater plan. A representative from Total Tennis read letter from Edward Fondiller with his concerns on drainage and pesticides-retained letter for file. The golf course superintendent for the environmental management uses organic fertilizers and explained turf chemicals-does not leech and watches to protect soils and does not use Round Up. Dederick-they hay the field and does not want bent grass coming into their field and could you irrigate strictly from ponds and not from N side. Jordan-yes. Duffy-concerned with tours and traffic. Jordan-not set up at this point to bring in Tours. Bacchi-would have to come back to get all permits, etc., but would love to be able to do in future. Mike Chudware-will there be another pond on Lauren Tice side and have you tested for West Nile in the ponds. Jordan-yes, down by the Thruway and ponds are irrigated. Dederick-tearing down the barns. Jordan-taking one down that is in the way. Dederick-can we replace our fence and leave gates open for wild life, not worried about golfers coming over. Jordan-place

the openings where golfers would not be. Will leave public hearing open until next month. Will discuss cart crossing with Hwy. Superintendent and need to fix Thruway culverts. A motion by Creen, seconded by Furman to declare the Town of Saugerties Planning Board lead agency status. All in favor, none opposed, carried. Kane-other agency would be Hwy. Dept. and referrals send to Town Engineer and Ulster Co. Pl. Bd. Plans on using house on Lauren Tice Rd. for a comfort station. Will use caution signs with lights to warn motorist of the cart crossing and maybe light golf course at crossing. Put on agenda for February 2010 Meeting. Received receipt cards.

4. Major-Raymond Bergen and Ted Conathan-Lotus Lane-Project presented by Conathan-Opened public hearing at 8:55p.m. Same map with a 9 Lot subdivision. No comments. A motion by Furman, seconded by Francello to close hearing at 8:57p.m. All in favor, none opposed, carried. Refer to Town Engineer and has long EAF. A motion by Creen, seconded by Furman to declare the Town of Saugerties Planning Board Lead Agency status. All in favor, none opposed, carried. Other agency involved would be the Hwy. Dept. Received updated Conservation Analysis with 2<sup>nd</sup> page new section on soil. Kane-will clarify any questions while waiting for Engineer work to locate wells and septics. Discussed Rural Road Town law but lots have driveways off Powder Mill and 7 lots off Lotus Road.

#### OLD BUSINESS:

1. Major-Route 212 Developers/South Peak NOW Saugerties Developers LLC-want an extension with all prior Conditional Finals since acquired by another entity. Wayne Graff, Esq., William Kugelman of Philips International and Nancy Clark of Erdman Anthony present. Two test wells need approvals and subdividing into 23 lots so need Health Dept. approvals. A motion by Creen, seconded by Furman to grant a one-year extension. All in favor, none opposed, carried. Attorney Graff-thank you-would like to get this moving within the year. Creen-rescind prior motion. A motion by Creen, seconded by Weeks to grant a six (6) month extension. All in favor, none opposed, carried.

2. Major and Lot Line Revision-John Stowell-Rt. 32-Kane-nothing new, will respond to Town Engineer and Ul. Co. Pl. Bd. comments. Will forward to other agencies.  
\*\*Forwarded to Fire Dept. and Water and Sewer Dept. on January 28, 2010\*\*

3. Major-Jody Dwellings, LLC-Rt. 212-Project presented by Steve Hagopian. A 9 lot subdivision. Proposing road and 3 driveways – one is existing. Needs a long EAF. Needs detailed Engineering Plans and forward to Town Engineer for comments. Forward to Ulster Co. Pl. Bd. and Town Engineer. Has a verbal approval from Health Dept. The Pl. Bd. discussed that this is not a Subdivision Phase and also discussed the possibility of preventing a future subdivision. There is a 13 acre lot that can be subdivided in future. NEED TO LOBBY TOWN BD. TO RE-WORD ZONING ON THIS. Discussed wetlands not lining up with Town maps and the dam on Rt. 212 flooding. In the 100 year flood plain. Be careful of intensive use of Lot 4. Needs Hwy. and Health Dept. approval. Shared access approved by DOT. Town Eng. is reviewing stormwater, did test holes, needed individual plans and on lot has a pump. Lot 4 has best

soil but is in flood plain. Hagopian-whole site perked well. Lot 7 is currently being worked on and applicant building home there. A motion by Creen, seconded by Furman to declare this an Unlisted Action and to supply a long form EAF. All in favor, none opposed, carried. A motion by Furman, seconded by Creen to grant sketch approval and schedule a public hearing for February 16, 2010. All in favor, none opposed, carried. \*\*Referred to Ul. Co. Pl. Bd. on January 19, 2010. Sent to Fire Dept. for review on January 27, 2010\*\*

PRE-HEARING CONFERENCE:

1. Major-John Cimorelli-Grand View Circle-Project presented by John Cimorelli-The loop of road is now a private road. New parcels will have deeded ROW over road. There will be 3 small lots and 1 larger lot. In the future public road can take off deeds if want to become a Town Road. Need Health Dept. approval. Utilities are in. Kane-these are 4 lots but part of larger subdivision-needs a stormwater report. Discussed Private Rural Road-leave up to owners. Need Road Maintenance Agreement. Lot 7 owns whole road other lots deeded 50ft. wide. Refer to Hwy. Dept. This is sensitive overlay-needs 2 acre lots and stormwater plan. A motion by Furman, seconded by Creen to declare this an Unlisted Action. All in favor, none opposed, carried. A motion by Furman, seconded by Creen to grant sketch approval and schedule a public hearing for February 16, 2010. All in favor, none opposed, carried.

2. Minor-Richard Hamilton-Rt. 9W and Minard Lane-Project presented by Jeff Hogan-28 acres. Sell house and 9 acres and 19 acres will keep. Public water and on-site septic. Has 150ft. wide strip to River. A total of 5 lots use road, no new access is planned. Needs a Road Maintenance Agreement. A motion by Creen, seconded by Furman to declare this an Unlisted Action. All in favor, none opposed, carried. A motion by Furman, seconded by Creen to grant sketch approval and to schedule a public hearing for February 16, 2010. All in favor, none opposed, carried.

MISCELLANEOUS:

1. Kane passed memo to members on Section 323 change for comments. A motion by Creen, seconded by Andreassen to accept change. All in favor, none opposed, carried.
2. Thanked William Creen for being the Chairman for 10 years.
2. Received ZBA Minutes.

Since there was no further business to discuss, a motion by Furman, seconded by Andreassen to adjourn the meeting at 10:15p.m.

Respectfully submitted:

Juanita M. Wilsey, Recording Secretary