



PLANNING BOARD MINUTES
FOR OCTOBER 17, 2017

The Pledge of Allegiance.

Two public hearing were scheduled for this meeting and the public was invited to come forward to review the plans and ask questions. Howard Post, Chairman, opened the meeting at 7:35p.m. Present were Howard Post, Daniel Ellsworth, Kenneth Goldberg, Len Bouren, Michael Tiano, Paul Andreassen and William Creen. Absent: Carole Furman. James Bruno, Liaison, was present. MaryAnne Wrolsen, CAC, present. Dan Shuster, Consultant, was present.

A motion by Creen, seconded by Bouren to accept the September 2017 Minutes. All in favor, none opposed, carried.

Need a motion for a Neg Dec on Minard Farms, LLC. A motion by Goldberg, seconded by Andreassen for a Neg Dec. All in favor, none opposed, carried.

PUBLIC HEARINGS:

1. Lot Line Revision and Site Plan-Minard Farms, LLC-Delaware Street. Plans presented by Michael Vetere, III. Opened the public hearing at 7:40pm. Combining parcels and building a 3 studio apartment building. Added the formula for square footage per bedroom on plans. Has a 30 bedroom max. Also the distance by garage and curbing is a 26ft. turn around (back up space). Added 4 signs for fire lane the lane is gravel so cannot paint the turnaround area. The last change was to designate the new building by highlighting the outline. No Comments. A motion by Creen, seconded by Andreassen to close hearing at 7:50pm. All in favor, none opposed, carried. Vetere-he discussed project with the neighbor below grade and there were no issues. A motion by Goldberg, seconded by Creen to approve the lot line revision and the site plan. All in favor, none opposed, carried.

2. Minor and Lot Line Revision-Northeast Solite Corp.-Delaware Street and Genesee Street. Plans presented by Daniel McCarthy. Opened public hearing at 7:52pm. Northeast Solite subdividing parcel to Town of Saugerties. Then later Town will have lot line revisions: Town is keeping the ball fields, giving a part of the parcel (the point) to Glasco Fire Department and off Genesee Street giving a piece to Northeast Solite and to the adjoining parcels along Genesee paper street. Discussion on cemetery and location. Tiano circled it on the plans. There are about 12 grave sites by Misasi parcel. Genesee Street was never built. A motion by Creen, seconded by Goldberg to close hearing at 7:56pm. All in favor, none opposed, carried. A motion by Goldberg,

seconded by Andreassen to approve the Minor subdivision. All in favor, none opposed, carried. Will continue the other lot line revisions when this subdivision is complete. Need the return receipt cards for our file.

OLD BUSINESS:

1. Site Plan-Agawam Hospitality Group, LLC-Rt. 32 and Liberty Street. Plans presented by Bruce Utter. Tiano asked some questions with reference from the Glasco Fire Department letter from their October 8, 2017 meeting: whether in water district, high water table for re-alignment of property on Delaware Street and who will pay for them to hook up water, cabins if propane or gas, stone for road not acceptable for trucks to drive on could pave to main building and to Rt. 32 and be 25ft. wide, locked gate can be moved back so truck can turn off Rt. 32 and sprinklers in buildings. Tiano-needs more than one fire hydrant and air quality statement is false, Glasco water problem south of pump station, traffic on 4 corners is highest accident with church, little league all on weekends, noise levels from out door tents can surround with a noise barrier, trucks need paved roads 25ft. wide and no longer than 1200ft., detail on map changed from P&C to B&L, cart path is close to eagles nest and just a limited truck and equipment will only be able to use stone road and no equipment for 10ft. wide path if emergency. Utter-expanding water district from behind house thru project, is still in front of Town Bd., had a meeting with TBd, water department, B&L, etc. On Liberty Street will maintain drainage as is today and will have 1" line, add 8" line and will extend laterals to houses. Cabins will have propane and will follow regulations and will use sprinklers as needed. Andreassen-individual units. Utter-yes-one or two bedrooms and no kitchens. The DOT did not want an access off Rt. 32 but PIBd wanted for emergency use and 12ft. to 14ft. wide. DOT wants gate close to road so cars cannot use for pull off. Tiano-move gate back and make wider for trucks. Utter-DOT said only 14ft. Tiano-will call DOT to explain. Utter-air quality-dust and drainage make sure not adding to problem. Increasing water to pump station by adding 8" line-increasing to 950gal per minute and not changing pressure that is already there. Andreassen-water pressure problem now. Tiano-South only 25 pressure. Utter-problem is pumps on station and are improving. Had a traffic study done. Tiano-did not take in consideration the church and little league field and they want to put in a light at intersection and right hand turns on Rt. 32. Utter-people will try and do a left turn. Utter-on the noise when there are events will specify hours and amplified as all will be addressed in special use permit. Utter-can ask applicant to pave, Highway Superintendent had no issues and fire equipment does not use paths for carts. Utter-increased to 10ft. wide if hiker hurt for emergency 4 wheeler, etc. can use path. Utter-on eagle nest the DEC said no eagle nests were within 1/2 mile of site. Tiano-the field floods and takes 2 to 3 days to drain. Utter-drainage ditch and sewer easement of 15ft. behind houses and will address the drainage. Tiano-no one objects to this project just wants it to be done right. Ellsworth-with reference to the emergency gate you might consider a crash gate of wood and can crash in case of an emergency. Fire Dept. has key but they have to stop on Rt. 32 if no turn off is large enough. Utter-would like to receive a Neg Dec decision. Shuster-has made pretty good points but most can be handled as Conditions for site plan and special use permit approvals. Needs a public hearing to deal with issues. Andreassen-do you want Utter to attend commissioner's meeting. Tiano-no. A motion by Goldberg, seconded by Andreassen for a Neg Dec. All in favor, none

opposed, carried. A motion by Goldberg, seconded by Andreassen to schedule a public hearing for November 21, 2017. All in favor, none opposed, carried.

2. Major-Richard Rothe-Rt. 212. Plans presented by Richard Rothe. Has 14 acres and subdividing into 5 lots plus the .8 lot on other side of road which is not part of the subdivision. Legally separated by Rt. 212. Has an access off Pine Lane also. Has two existing residences that will each have own parcel. Shuster-show stream. Rothe-vegetation is very thick and hard to get actual flow but can connect dots along map. There is a bridge with a small pond made by neighbor on larger parcel side. Showing where drainage flows through middle of parcel. Shuster-show well and septic. Wants to develop the remainder parcel and build a pond. Needs Highway approval letter for file. Andreassen-one acre zoning. Rothe-yes MDR. A motion by Goldberg, seconded by Andreassen to declare as Unlisted Action. All in favor, none opposed, carried. A motion by Goldberg, seconded by Andreassen for a Neg Dec. All in favor, none opposed, carried. A motion by Goldberg, seconded by Tiano to schedule a public hearing for November 21, 2017. All in favor, none opposed, carried. Will pay Recreation fee for two parcels.

3. Lot Line Revision-Ronald and Donna Beiter-Brink Road. Plans presented by Thomas Conrad. Submitted new plans. Lot line revision now not a subdivision. Parcel A to Parcel B – deleting line there. A motion by Goldberg, seconded by Andreassen to declare as a Type II Action. All in favor, none opposed, carried. A motion by Goldberg, seconded by Andreassen to approve the lot line revision. All in favor, none opposed, carried.

4. Lot Line Revision-Edward Kovac-Rt. 32S. Plans presented by Thomas Conrad. Submitted new plans. Parcel A and B will be combined with no subdivision. A motion by Goldberg, seconded by Andreassen to declare as a Type II Action. All in favor, none opposed, carried. A motion by Bouren, seconded by Tiano to grant Final approval of lot line revision. All in favor, none opposed, carried.

5. Lot Line Revision-Town of Saugerties/Glasco Fire Company. Dan McCarthy will present this project after the Northeast Solite/Town of Saugerties project is approved.

6. Lot Line Revision-Town of Saugerties/Genesee Street-Genesee Street. Dan McCarthy will present this project after the Northeast Solite/ Town of Saugerties project is approved.

PRE-HEARING CONFERENCE:

1. Site Plan and Special Use Permit-Douglas Weeks and Gregg Weeks-Patch Road. Plans presented by Bruce Utter. The sawmill was approved when it was all one parcel. Then when subdivided they moved the mill to the other lot without approval. Shuster-is not on the lot it was approved on. Zoning Law was revised 2008 and removed sawmills from Zoning so if not approved will not be able to operate or get another approval. Town Attorney informed that holder of special use permit needs amended site plan and comply to the PIBd Conditions. Needs public hearing and so forth. Creen-he is not following the

Conditions that PIBd placed on his original Special Use Permit now—family run and not bring in logs, not a full time mill and he has ignored hours of operation, etc. so rescind permit. Shuster-Building Inspector issued a cease and desist order. Utter-is a father/son and one more employee. Shuster-start over with same Conditions. Utter-there has been a noise complaint from chipper, etc. Shuster-show on map what is out there except for chipper. There are stacks and log piles all over but a neat and clean site. Creen-permit to build buildings. Utter-showing now to start site plan. There are two signs and storage areas. Andreassen-if chipping every Sunday can get very aggravating. Ellsworth-if not allowed there now, if not approve amendment then cannot get one again. The buildings were not on old plans. About 12 buildings are there where 5 were on old plans. Utter-zoning law had an omission on sawmills and was an error. Shuster-Town Board has to correct. Andreassen-if on same parcel OK but this is another lot. Creen-he is in violation of Conditions and can lose his special use permit. Andreassen-has been building it up. Post-original idea was to be a portable sawmill. Post-Building Dept. has had many discussions over the years. Creen-he does not listen. Utter-help the guy out. Andreassen-speak to our Town Attorney. Utter-will give a narrative on operation. Table until Attorney reviews. Goldberg-ask Attorney what happens when not following Conditions. Shuster-this opens up to give new Conditions or adhere to old Conditions and if not comply with Conditions stated then will have to enforce.

MISCELLANEOUS:

1. Received Zoning Board Materials.

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

Submitted by:

Juanita M. Wilsey,