



PLANNING BOARD MINUTES September 17, 2019

Howard Post, Chairman, opened the meeting at 7:30 p.m.
Pledge of Allegiance.

Present: Howard Post, William Creen, Len Bouren, Daniel Ellsworth, Carole Furman, Kenneth Goldberg and Mike Tiano

Also Present: Dan Shuster (Town Planner)

Absent: Robert Hlavaty (alternate)

Review of August 20, 2019 draft minutes. A motion was made by Furman, seconded by Goldberg, to accept the minutes as written. All in favor, none opposed, carried. Tiano abstained.

PUBLIC HEARING(S):

1. Minor Subdivision/Lot Line Revision, Kenneth and Mary Alice Lindquist, 650/624 Schoolhouse Road. Presented by Patricia Brooks. Land Surveyor (Books & Brooks Land Surveyors, P.C.) Kenneth and Mary Alice Lindquist were also present. The public hearing was open at 7:31 pm. The applicants would like to subdivide 50.58 parcel by creating a 2.23-acre parcel at its southwest corner, on the easterly side of Schoolhouse Road. The purpose would be to be able to construct a new dwelling on the 2.23 parcel. A lot-line revision is also being requested to convey 1/10 of an acre from the adjacent 7-acre parcel, which the applicant also owns, to the created 2.23-acre parcel for access. Contacted the Town Highway Superintendent and a curb cut is not necessary as there is an existing driveway that can be accessed and shared, the updated maps demonstrate that change. A letter was received by the Planning Board secretary confirming, dated August 22, 2019, from the Saugerties Superintendent of Highways. Post-anyone present for public hearing or have concerns/comments? No one. A motion was made by Creen, seconded by Tiano, to close the public hearing. All in favor, none opposed, carried. Closed 7:35 pm.

A motion was made by Goldberg, seconded by Furman, to approve the Lot Line Adjustment as indicated. All in favor, none opposed, carried. A motion was made by Goldberg, seconded by Furman, to approve the 2-Lot Minor Subdivision as indicated on the updated maps submitted. All in favor, none opposed, carried

2. 2-Lot Minor Subdivision, Erick Bach & Robert Bach, Kate Yaeger Road. Erick Bach, applicant, presented for the current owner of the parcel, Robert Bach. The public hearing was opened at 7:36 pm. The applicant would like to subdivide the property in half. Shuster-confirmed with the Planning Board attorney that the Board is able to approve a subdivision with the condition, that is printed on the final maps to be signed, that "No building permit shall be approved for any lots so created unless and until access is provided via a private rural road improved to Town standards and a road maintenance agreement approved by Town Attorney". Bach-There is a neighbor's septic that runs off onto the common driveway that would be used for access to the proposed lots. Concerned that when the parcel is built on and the roadway is required to be brought up to Town Standards it will be washed out or damaged with erosion from the run-off. What can be done? Post-put a complaint in to the Building Department to assess the situation. Post-Is anyone present for the public hearing or have questions/concerns? No one. A motion was made by Furman, seconded by Tiano, to close the public hearing. All in favor, none opposed, carried. Closed 7:40 pm.

Post-the road issue will have to be dealt with when or before the road upgrade is necessary. A motion was made by Goldberg, seconded by Bouren, to approve the 2-Lot minor subdivision with the condition that the following is printed on the final maps for signature: *"No building permit shall be approved for any lots so*

created unless and until access is provided via a private rural road improved to Town standards and a road maintenance agreement approved by the Town Attorney”

Amendment: Upon review it was found that the applicant did not send the notice via certified mail, return receipt requested as required and therefore an additional public hearing will have to be held on October 15, 2019. At which time an approval may be given if appropriate.

OLD BUSINESS:

1. Site Plan/SUP, Blue Stone Solar, LLC/Geronimo Energy, Churchland Lane. Jenny Monson-Miller and Derek Hasek of Geronimo Energy presented. The wish to add an additional 2.935-acres that will be leased from an adjacent property owner on the western edge of the site to their current approved site plan. The applicant would also like to amend the original site plan with revisions to the internal roadways and drainage system with the addition of the 6-acre parcel. Furman-visual impact of the additional parcel. Hasek-the only one to be affected would be that landowner. Goldberg-the original approval was for a 19.99-megawatt solar facility will the addition of the parcel increase? Monson-Miller-no we will be keeping it at the 19.99-megawatt as approved, the additional space gives the ability to reconfigure the panels, roadways, etc. to move away from the wetlands that are present on site and decrease the impact. Shuster-changes in access road and drainage are being proposed. More details are needed. Monson-Miller-working with the Army Corps. to complete the reconfiguration so that the impact on the wetlands is decreased. Shuster-an updated plan will have to be given to the Town Engineer for review before building permits can be issued. Goldberg-the site plan was originally affecting 35-acres of the site, will the relocation move closer to neighboring property lines? Hasek-the setbacks from the fencing and landscaping will remain the same. Monson-the existing roadway will be improved and none of the setbacks will change. Shuster-an amendment to the site plan will be required but not to the Special Use Permit.

A motion was made by Goldberg, seconded by Ellsworth, to amend the negative declaration from the original site plan to the updated site plan including the additional parcel. All in favor, none opposed, carried. A motion was made by Goldberg, seconded by Tiano, to approve the amended site plan with the condition that the final changes in drainage be submitted to the Town Engineer for review and approval before construction may begin. All in favor, none opposed, carried.

2. Site Plan/SUP, Lou Kogan/Acquisitions Unlimited of the Hudson Valley, 3741 Route 32. Mr. Kogan, owner/applicant, presented. An updated site plan was submitted with additional notes regarding the access drives and landscaping. The accessory apartment is on the first floor not the second floor as noted in the review. A permit has already been issued by the Building Department regarding the work to be done on that accessory apartment. There is no exit from either side of the commercial property, as indicated by signage marked on the updated site plan. There will be no “Do Not Enter” signs at both entrances to the access roads to the north and south of the parking lot. The commercial space will only use the entrance from Route 32. There will be a no right turn sign installed existing the parking lot to the south of the building, prohibiting traffic from using the access road to Villiard Lane. Seven parking spaces and a landscaping design were provided in the updated site plan. Also included was lighting, addition of shed roof over existing patio and use of an existing illuminated sign. There is no visual impact from the north. The colors will be white with grey trim. The site plan indicated that the trim color would be determined but stated in the meeting it will be grey. Shuster-the map should show accurate lot lines, survey map. A public hearing will be necessary and referral to the Ulster County Planning Board (UCPB). Kogan-a survey can be provided. Ellsworth-copies of the survey and current building permits should be provided for next meeting.

A motion was made by Goldberg, seconded by Furman, to set the public hearing for October 15, 2019. All in favor, none opposed, carried. A motion was made by Goldberg, seconded by Furman, to send referral to the Ulster County Planning Board. All in favor, none opposed, carried.

3. Site Plan Amendment, Saugerties Self Storage, Inc./Derek Winnie, 2307 Route 9W. Presented by Derek Winnie, owner. A copy of the site plan that was approved in August 2016 was distributed to show the changes requested for approval. The buildings will be moved to be parallel to Route 9W. Will follow through with the site plan that was approved in 2016 but the design to move the buildings parallel will benefit drainage and snow removal. The way the buildings were approved does not leave a lot of room for snow storage after clearing the access drives between and around the buildings. The amended plan will leave space for the snow and will not interfere with existing drainage, gravel will remain as indicated on the site plan. Ulster County Planning Board requests a sidewalk and will be willing to install. Goldberg-where will the snow storage be with the amended plan? Winnie-will have a larger space along the Quick Check side to push into the existing gully, existing drainage. Shuster-appearance from a major roadway is a concern. All garage doors will be facing 9W and does not comply with the standards of the Gateway Overlay District. Goldberg-will the doors be on both sides of the buildings? Winnie-yes. Bouren-Landscaping? Winnie-will put planting as requested by the Planning Board, Fat Alberts, 6' tall, 15' on center, are currently on the amended site plan. Post-that will be enough, and the installation of a sidewalk will be required. Tiano-one of the UCPB comments was regarding the fire truck access. Was at the site today with the Glasco Fire Department Chief and he saw no issues. A letter will be submitted for record before the next meeting. Goldberg-would like a condition on the approval that planting will go in before a Certificate of Compliance can be given. Post-lighting? Winnie-no lighting will be installed.

Review of the UCPB comments, read by Post and discussed:

1. Landscaping- the type of landscaping shown on the proposed amended site plan is enough even though the tree type does not necessarily conform to that of the Gateway Overlay standard they work for the structures that will be installed, regarding visual impact. A motion was made by Furman, seconded by Tiano, to override the UCPB recommendation for reasons stated. All in favor, none opposed, carried.
2. Lighting-no lighting installed. A motion was made by Furman, seconded by Tiano, to override the UCPB recommendation because no lighting will be installed. All in favor, none opposed, carried.
3. Pedestrian Access-the Planning Board will require a sidewalk be installed and connected to the existing sidewalk to the south. Agree with UCPB recommendation.
4. Stormwater-Furman-there is an existing pitched swale, correct? Winnie-yes, w/gravel between the buildings, pitched away from the buildings and into the swale which flows towards Quick Check. Existing flow pattern will remain as it works now. The only additional disturbance/impervious surface will be the concrete slabs installed for the building. The existing drainage will remain the same. A motion was made by Bouren, seconded by Furman, to override the UCPB recommendation because of the items discussed. All in favor, none opposed, carried.
5. Emergency Access-discussed previously, the local Fire Department Chief was on-site and evaluated the access. No issues were found, a letter will be submitted. A motion was made by Furman, seconded by Tiano, to override the UCPB recommendation, there were no issues found with emergency vehicle access. All in favor, none opposed, carried.
6. Design-the landscaping that is proposed will alleviate most visual impact. Post-which way will the building roof slant? Winnie-they can go either way. Post-would require they slope towards 9W to cut down on the visual impact. A motion was made by Furman, seconded by Tiano, to override the UCPB recommendation for reasons discussed. All in favor, none opposed, carried.

A motion was made by Ellsworth, seconded by Goldberg, to approve the amended site plan application with the following conditions:

- Sidewalk will be installed along 9W and connected to the existing sidewalk to the South and ending at the north end of the property line.
- Landscaping will be completed before a Certificate of Compliance can be issued.

All in favor, none opposed, carried.

PRE-HEARING CONFERENCE:

1. Lot Line Revision, William & Mary Perks, 201/207/213 Charles Hommel Road. Presented by Dan McCarthy, Praetorius & Conrad, P.C. The applicant would like to swap equally sized areas of land with adjacent neighbors to encompass an existing pond of the applicant's that currently lies partially on adjacent neighboring properties. The transfer would give those neighbors land owned by the applicant in the same size but positioned across Charles Hommel Road, those lots are labeled as not buildable as they are undersized. All combined lot exceed the minimum lot area required. The breakdown will be as follows:

- Parcel A and Parcel B will be combined. Currently and will remain owned by Perks.
- Parcel 1 (0.53 acres), owned by Kanner, will be transferred from Parcel C to Parcel A. Parcel D (0.53 acres) will be transferred to Parcel C, currently and will remain owned by Kanner.
- Parcel 2 (0.510 acres), owned by Bischoff, will be transferred from Parcel E to Parcel A. Parcel F (0.510 acres) will be transferred to Parcel E, currently and will remain owned by Bischoff.

A motion was made by Goldberg, seconded by Furman, to declare a Type II action under SEQR. All in favor, none opposed, carried. A motion was made by Goldberg, seconded by Furman, to approve the lot line revisions as stated. All in favor, none opposed, carried.

2. Lot Line Revision, Ashley Homes Construction Co., Inc., 3736 Route 32. Presented by John Hommel for Ashley Homes Construction Co., Inc. The applicant would like to remove the lot lines in between four adjacent properties to make it one lot. A motion was made by Goldberg, seconded by Furman, to declare a Type II action under SEQR. All in favor, none opposed, carried. A motion was made by Goldberg, seconded by Creen, to approve the lot line revision as stated. All in favor, none opposed, carried.

3. Site Plan/Lot Line Revision, Embassy Holding LLC, 334-330 Route 212. Presented by Khattar Elmassalemah, P.E., Praetorius & Conrad P.C. The applicant proposes the development of a commercial building on the parcel located between the Verizon building and the CVS Pharmacy, where the Dairy Queen was once located. The applicant would also like to combine Parcel C with Parcel A and Parcel B with Parcel D. The site plan provided shows the construction of a multi-use building in which the "Bank of Greene County" will operate out of half of the building. The remaining half of the building will be rental retail space, for which there is no tenant to date. The bank will have town drive thru lanes with one window. The site plan shows 20 parking spaces, 17 required, including handicapped parking. There are crosswalks for pedestrian safety. Primary access will be through the plaza via an existing traffic light. There are currently two existing NYS DOT approved curb cuts from Route 212, one will be closed and the other will be used for an exit only, will contact NYS DOT for approval. There will be a dumpster with vegetation and gates for screening. There is no proposed landscaping along Route 212, but there is landscaping around the building. A building sketch was distributed to the Board for a preliminary view of the concept and any comments/concerns. Will hook into the public water/sewer, there is an existing hydrant. A survey will be done. The board was in favor of the design that was presented. Shuster-landscaping should be provided along Route 212, low shrubs/plantings. Having the "EXIT ONLY" may create more traffic going through the site to avoid the traffic light, pass along to the NYS DOT for comment/concerns. Ellsworth-concerned regarding the parking in the rear and the safety of the pedestrians in the crosswalk. Furman-sidewalk along Route 212? Khattar-there is an existing one. Need lighting and the final design of the building. Shuster-considered a Type II action under SEQR and required to be referred to the Ulster County Planning Board for review when the additional information is acquired. A public hearing is not mandatory but may be required. No further action can be taken at this time regarding the site plan.

A motion was made by Goldberg, seconded by Furman, to declare a Type II action under SEQR. All in favor, none opposed. A motion was made by Bouren, seconded by Tiano, to approve the lot line revisions as demonstrated. All in favor, none opposed.

ADJOURNMENT:

Since there was no further business to discuss, a motion by Tiano, seconded by Furman, to adjourn the meeting at 9:07 pm. All in favor, none opposed, carried.

Respectfully Submitted by,

Becky Bertorelli
Planning Board Secretary