



PLANNING BOARD MINUTES
FOR AUGUST 20, 2013

One public hearing was 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 7:35p.m. Present were Howard Post, Ken Goldberg, Carole Furman, Paul Andreassen, Michael Tiano and William Creen. Absent were Dan Weeks and William Hayes. Bruce Leighton, Liaison, was absent and MaryAnne Wrolsen, CAC, was present. Dan Shuster, Consultant, was present.

A motion by Tiano, seconded by Andreassen to accept the July 16, 2013 Minutes. Motion carried. Goldberg abstained.

PUBLIC HEARINGS:

1. Minor-Tim Mauro, Co, Inc.-Old Lasher Road/Mauro Court. Plans presented by Richard Praetorius. Opened public hearing at 7:36p.m. Subdividing Lot 11 of Little Ponds Subdivision. A 2-family dwelling exists. Roads were to be dedicated to Town once approved. There is an existing ROW for Town trucks on Mauro Ct. Has water and septic. Comments: James Tiano-is 4 to 5ft. lower and concerned with drainage as house is 25ft. from property line. Utter-drainage system crosses over lot and streets and all drains toward road. J.Tiano-so water drains around his property and down to South and around. Shuster-drainage or culvert. Utter-is a drainage system, swales and culverts. J.Tiano-rocks showed first now over grown with weeds and smells stagnant water pools down Mauro Ct. and Spada Drive. Water only runs when there is a good storm. Does not drain as rocks are higher than road. J. Tiano and another neighbor weeds. Daniel Erceg-is graded across his driveway, the culvert is full of dirt and causes backup and flows on road to flood the roads. Freezes to solid ice in winter. The road is also cracking knows it is only a base coat but is still falling apart with pot holes and Town would have to spend money to fix it. J.Tiano-there is no drainage just rocks there now. Utter-is blacktopped just for plowing, he will strip and put down the permanent top and Mauro knows about the drainage. Shuster-PIBd has 62 days to make decision-the applicant should come back with answers to drainage. Goldberg-since the maintenance was not done shouldn't he submit new plans for this new action. There is a Maintenance agreement there but not being followed. Creen-neighbors can call Building Dept. and file a complaint and then will be inspected. Andreassen-do they have a SWPPP. Utter-yes. A motion by Furman, seconded by Andreassen to close hearing at 7:50p.m. Motion carried. Tiano abstained. No further action taken. Discussion on road specs, not being maintained, saw pictures and needs maintaining. Get Highway Dept. involved.

OLD BUSINESS:

1. Site Plan-Guardian Self Storage-Rt. 9W. Plans presented by Kelley Redl Hardisty. Did not receive UICoPIBd comments. Will call or fax comments to Kelley when received. PIBd will make motions at September 2013 meeting.

2. Major-Bergen/Conathan-Lotus Lane/PowderMill Rd. Plans presented by Debi Conathan. An 8 Lot Major subdivision. Back after 3 years due to poor economy and finally received Health Dept. approval on July 16, 2013. Have 5 systems. Will need new public hearing. Stormwater discrepancy and PIBd may need more information. Long form Seqr. was submitted and no determination was made. Conathan-in process of improving driveway and has Town's Standards to follow. Will work with Highway Dept if needed. In touch with an Attorney for Lot 4 & 5 to review. Shuster-PIBd should wait to receive documentation before scheduling a public hearing. Needs Applicant's Engineer to submit a determination on SWPPP to forward to Town Engineer to review. Shuster-question on triangle common area. Conathan-will eliminate.

3. Site Plan-Amity Solutions-Schoolhouse Road. Received Conditional approval pending a one year review. Building Inspector, Paul Economos, visited site and forwarded a letter stating all has been satisfied. Discussed there has been no client activity. Since there was no activity should renew for another year to see if any problems exist if project grows. A motion by Andreassen, seconded by Furman to review for another one year period if clientele increases. All in favor, none opposed, carried. Will send a message to Elmer.

PRE-HEARING CONFERENCE:

1. Major-Michael Persico-Blue Mountain Church Road. Has 4 lots in sensitive area so doubled lot size. All over 4 acres. Has a private 700ft. long road with cul-de-sac, 50ft. wide. Soil tested-gravel-so in-ground system. All wooded now. Needs Highway curb cut approval. Has one flag lot for rear lot. Discussed erosion control plan and will not disturb over 5 acres, septic designs and road designs. Needs Health Dept. approval. A motion by Goldberg, seconded by Andreassen to declare as an Unlisted Action. All in favor, none opposed, carried. A motion by Goldberg, seconded by Furman to schedule a public hearing pending receipt of materials prior to advertising. All in favor, none opposed, carried. No Neg Dec approval until all documentation has been reviewed.

2. Site Plan-Kapsch TrafficCom/Arthur Green-Kings Highway. Maps presented by David Vega. Testing toll equipment. Take portion of parcel to pave and encircle with a fence. Improve, clear, paint to re-energize building. Three to five vehicles driving through 50 times at about 30mph and will use about one week a month. Will be setting machine with software. There is another parcel in Canada with a race track used for speed testing. No more noise than out there now with the Highway and will be less than the train. Paved so no dust. Will build a gantry that can be portable or have footings. One to two people at the site running machines. Furman-question on septic whether requesting permanent occupancy. Vega-will use Port-a-Potty and in future can test without people being on site. The gantry will be 25ft. high and staying there for several years. Shuster-concerned with use growing-PIBd can approve and have them come back to re-visit project in a few years. A motion by Andreassen, seconded by Furman to forward to UICoPIBd for review. All in favor, none opposed, carried. They plan on bringing customers to the Saugerties site to visit the project about two to three times. Does not need a public hearing. Shuster-any testing at night. Vega-testing is best at dawn and dusk. Place on September Agenda to review CoPIBd comments.

3. Major-Estate of Mary DeStefani/Missy Dienes-Manorville Road. Plans presented by Bruce Utter. This is an 89 acre parcel. Lot 1 and Lot 2 have existing homes. Subdividing into 4 lots. Lot 4 will have 76 acres. Need to locate wells and septic and show topo. Shuster-more concerned with double dog leg flag lot. Utter-will show topo on that but not the whole 76 acres. Lot 3 needs a curb cut. Show topo of ledge by Silva. Lot 2 show access. Lot 1 flag lot has different access and not sure if using existing access. Lot 4 is a double dog leg lot and Lot 3 using Manorville. Check with Highway for curb cuts and will locate all on plans. Does not need to show septic on 76 acre lot.

4. Site Plan/Special Use Permit-Robert Schuman-Rt. 9W. Plans presented by Joe of Affordable Auto. This needs a special use permit. Rent office space and add 5 parking spaces to site plan to park cars for retail. No repair work on site. Road continues around building if need more parking spaces. Will contact motor vehicle. No additional lighting. Will not interfere with monument business. Office space is 12 x 16 in existing building. Shuster-any signs. Joe-a red 2 x 3 metal sign from motor vehicle can be attached to existing pole and a 30 x 36 sign on building or on existing Holmes Monument sign that has one more space on bottom for a sign. Shuster-needs 10 parking spaces plus 5 spaces for retail cars-are pushing number of spaces. Joe-can use road that continues around building. The other tenants do not generate much parking. Shuster-area is level so can add more spaces. A motion by Goldberg, seconded by Andreassen to declare as an Unlisted Action. All in favor, none opposed, carried. A motion by Andreassen, seconded by Creen to forward to UICoPIBd. All in favor, none opposed, carried. A motion by Goldberg, seconded by Furman for a Neg Dec. All in favor, none opposed, carried. A motion by Andreassen, seconded by Furman to schedule a public hearing for September 17, 2013. All in favor, none opposed, carried.

5. Lot Line Revision-Edwin Cooper-Victors Lane. Plans presented by Edwin Cooper. Transfer a strip of land in back to adjoining parcel of Ferraro. Needs to show new lot line and line that is to be deleted. Needs signature blocks, location map, zoning block and all usual information on plans. Was suggested that he attend the August workshop meeting. A motion by Goldberg, seconded by Andreassen to declare as a Type II Action. All in favor, none opposed, carried.

MISCELLANEOUS:

1. Received Zoning Board Materials.

Since there was no further business to discuss, a motion by Creen, seconded by Furman to adjourn the meeting at 9:00p.m. All in favor, none opposed, carried.

Respectfully submitted,

Juanita M. Wilsey, Recording Secretary