



PLANNING BOARD MINUTES
FOR MAY 16, 2017

The Pledge of Allegiance.

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

A motion by Furman, seconded by Andreassen to accept the April 2017 Minutes. All in favor, none opposed, carried.

PUBLIC HEARINGS:

1. Minor and Lot Line Revision-David Giangano-Serenity Drive. Plans presented by Daniel McCarthy for Thomas Conrad. Opened public hearing at 7:37pm. Subdividing 7 acres into 2 parcels. A 1.6 acre parcel and a 6.2 acre parcel. Driveway to Parcel 2 with existing frontage for Parcel 1. No comments. A motion by Goldberg, seconded by Creen to close hearing at 7:40pm. All in favor none opposed, carried. A motion by Goldberg, seconded by Furman to approve. All in favor, none opposed, carried.

2. Minor-Christopher Cafaldo-Buffalo Road. Plans presented by Daniel McCarthy for Thomas Conrad. Opened public hearing at 7:42pm. Were two lots then combined and NOW subdividing. Trailer home with a driveway through to house parcel. Both have separate wells and septic. No comments. A motion by Creen, seconded by Furman to close public hearing at 7:44pm. All in favor, none opposed, carried. A motion by Goldberg, seconded by Andreassen to approve the minor subdivision. All in favor, none opposed, carried.

OLD BUSINESS:

1. Site Plan and Special Use Permit and Lot Line Revision-Agawam Hospitality Group/Wyldwyck-Liberty Street Ext. and Rt. 32. Plans presented by Bruce Utter. Here to update and receive Lead Agency. A few changes – buildings were in a straight line now in a U shape and moving pool to court area of the U and restaurant by pond. Shrank Staff residence but added Manager residence so same size. Added a special event tent. Parking is the same. Cabins the same. Submitted traffic review- 70 cars at peak on a Saturday. Entrance from Liberty Street. Using Rt. 32 for right turn in and out. The DOT is still on fence for Rt. 32 as a service use. SHIPPO wants full Phase 1 Study. Did a Phase 1A (historical documents) before now wants Phase 1B (small test pits). The

May 15, 2017 DEC letter showing more than a ½ mile away from nests and there will be no blasting. Need to do a bird and bunny test. The trees for bats would be below their disturbance area. Shuster comments are on visuals as a one story building and tallest height would be 33ft. and will need to do a profile from river up 3 heights and a picture from across the River and maybe from side. Andreassen-outside sewer usage. Utter-inside sewer district so no issue but water district runs 400ft. parallel so just front part is in District so might have to go for outside use, working on that. There will be no impact to Glasco District as the main concern is below the booster system and this project is above. Will connect the road in a loop instead of a turnaround so emergency vehicles can drive all the way around project. A motion by Andreassen, seconded by Furman to declare the Town of Saugerties Planning Board as Lead Agency. All in favor, none opposed, carried. Goldberg-has there been anything in writing from other agencies for PIBd to be lead agency. Yes. A motion by Goldberg, seconded by Furman to declare as a Type I Action. All in favor, none opposed, carried. Andreassen-will wetlands hinder loop road. Utter-no 2 little patches of wetlands. Andreassen-having fire hydrants. Utter-need for fire protection. Andreassen-cabins do not need sprinkler systems – nice project.

PRE-HEARING CONFERENCE:

1. Site Plan-American Cafe Inc.-Rt. 9W. Plan presented by Bruce Utter. This is the building to the left of the Sunoco and Dunkin Donuts. Is a separate building. Proposes a mostly take out food. The parcel is 1.9 acres and has 7 parking spaces. Wants to add in a curb and low landscaping and 3 parallel spaces. Has one handicap space. Has a 16ft. wide entrance. Discussion on parking in back but the applicant wants to first see if this works and if so will do more parking in the back. The building is 1300sq.ft. with about 30 seats so need 10 parking spaces. Andreassen-grease trap. Utter-maybe 500gals outside, not sure yet. Has to build a kitchen. Not sure when they will open. There is a sidewalk around the building not one out by Rt. 9W. Discussion on Gateway-would like an 80ft. landscape instead of the 100ft. width to get 3 more parking spacing and wider entrance. Post-think we can do that. Shuster-would only need to be referred to UICoPIBd if you add more parking space and add more seating. Utter-three options leave as is, add parking in back or reduce landscaping width for 3 parking spaces. Andreassen-motive is to open and come back then no need for a public hearing or UICoPIBd referral. Shuster-approval for 21 seats with 7 existing parking spaces and when expand come back to PIBd. Utter-will check with applicant. Will approve it this way tonight and does not have to come back unless applicant does not agree. 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 Furman to approve site plan with the current 21 seats and the current 7 parking spaces. All in favor, none opposed, carried. Utter-you did want landscaping. PIBd-yes. Utter-ok will check with applicant. Furman-any signage. Utter-has a note to get B.Dept approval for a wall mounted sign.

2. Site Plan/Special Use Permit-Cellco Partnership/Verizon Wireless-Goat Hill Road. Plans presented by Hyde Clarke. Co location Cell tower 130ft. tall. Adding 12 antennas at the 120ft. center height line. Will be removing 3 of the 5 dish antennas below the 120ft. height. Not increasing height. Adding equipment in fenced in area. No other disturbance. It is a permitted use with a Special Use Permit. Discussed their Exhibits to

show the need and site selection and sustainability. Needs proof from owner that Cellco is allowed to remove dishes and antennas and should be part of the building permit. Not increasing the size and the tower can handle as is. Discussed what Alpha Beta is a sector and how they are facing. Discussed overlapping services. Andreassen-franchise. Shuster-that is if in compliance with agreement for County then does not need to be sent to UICoPIBd. Clarke-just streamlining not expanding. Shuster-want to minimize visibility. Need to know what tower looks like now and what it will look like after. Will be triangular. Tower up before Zoning in 1983 if putting up now they would have to have a de commissioning plan and so you should have a plan to remove the antennas not tower. Clarke-they can provide that. Shuster-establish a cost. Clarke-\$75,000.00 Bond most Towns need. All standard panels. Is radio frequency and will not cover Thruway. This is not related to other Cellco tower project. A motion by Goldberg, seconded by Andreassen to declare as a Type II Action under Town Cellular Zoning. All in favor, none opposed, carried. Post-should inform the Town of Woodstock as it is on their border. Should get visuals coming down hill (NW) of goat Hill Road, down steep hill and also from Woodstock Ridge Road. A motion by Goldberg, seconded by Furman to correct the Type II Action motion and to declare as an Unlisted Action under the Town Ordinance. All in favor, none opposed, carried. A motion by Andreassen, seconded by Furman to schedule a public hearing for June 20, 2017. All in favor, none opposed, carried.

MISCELLANEOUS:

1. Received Zoning Board Materials.

Since there was no further business to discuss, a motion by Furman, seconded by Creen to adjourn the meeting at 8:50pm. All in favor, none opposed, carried.

Submitted by: