



## PLANNING BOARD MINUTES FOR OCTOBER 15, 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 7:32p.m. Present were Howard Post, Ken Goldberg, Carole Furman, Paul Andreassen, Michael Tiano, William Creen, Dan Weeks and William Hayes. Bruce Leighton, Liaison, was absent and MaryAnne Wrolsen, CAC, was present. Dan Shuster, Consultant, was present.

A motion by Creen, seconded by Furman to accept the September 17, 2013 Minutes. All in favor, none opposed, carried.

### PUBLIC HEARINGS:

1. Major-Michael Persico-Blue Mt. Church Road. Maps presented by Richard Rothe. Opened public hearing at 7:33p.m. Has 17 acres by cemetery and subdividing into 4 Lots, all over 4 acre minimum. Private Rural Road is 60ft. long. Needs Health Dept. approval and has Erosion Plan reviewed by B&L. Comments: Bailey Silleck-concerned with neighbor to the East, how do you measure the Limit of Disturbance and noticed maps from 2008 and 2013 are different. Rothe-the revised date of survey is 2013 and explained disturbance and goal is to disturb less than 5 acres. Silleck-keeping the natural habitat any tree removal. Rothe-none purposed. Silleck-what is start and finish date. Rothe-will begin the road immediately after approval and on the developing Persico plans on keeping 2 lots and selling remainder 2 lots which the owners of the lots will build own houses. Pete Barber-are you using excavator, blasting. Rothe-there is rock in one area that will not be disturbed likes privacy and will not build on rock ledge. Barber-if blasting notify neighbors and also who would the contact person be on this project. Rothe-that is the protocol and can contact Rothe or Persico. Andreassen-blasting for the road or septic. Rothe-no need. Post-once work in progress with building permits can contact the Building Dept. A motion by Creen, seconded by Andreassen to close hearing at 7:44p.m. All in favor, none opposed, carried. Received letter from B&L stating the erosion plan and access road are satisfactory. Received letter from Highway Dept. for curb cut. Weeks-no work on the cemetery road. Rothe-no. Shuster-sent to fire company, no response yet. Creen-follow rural road rules-16ft. for firetrucks. Rothe-the road is designed for 16ft. wide and 600ft.lg. flag. Shuster-Conditions could be a road maintenance agreement, performance bond and fire company comments. Rothe-instead of a Road Bond could they have Conditional Final pending they build the road to spec. Shuster-Code says must post a Bond but some things can be changed. Rothe-fine was just asking. Discussion on road, tree line, ditching, width, buffer and how close to the cemetery road. If no Bond can ask for compromise. Decided to shift road over to the Westerly side for a buffer of cemetery road. Shuster-this is a rural road and not to be turned over to the Town. Rothe-has maintenance agreement and will forward for Town

Attorney to review. Also has Health Dept. approval. Will give Centerville Fire Comp. until November 12, 2013 to respond with comments. Shuster-next month should be ready.

OLD BUSINESS:

1. Site Plan-Saugerties Comfort Inn-Rt. 32N. Plans presented by Sean McClusky. Reviewed UICoPIBd modifications. No signage chance just moving same sign forward. No lighting changes but will have new fixtures. If new lighting is added, they will have to comply with UICoPIBd modification. Agree with UICoPIBd modifications. A motion by Creen, seconded by Andreassen to approve the site plan with a Condition that if the Applicant has additional lighting they will have to comply with UICoPIBd Modifications. All in favor, none opposed, carried.

2. Major-John Stowell-Rt. 32S-Needs extension. Discussion: Goldberg said this has been going on for 2 to 3 years and does not feel another extension should be granted. Post-due to economic situation and Stowell has been told and agrees that this would be his last extension. Weeks-the only reason not to is if there is a problem. Goldberg-what happens after the 6 month extension. Post-would have to submit a new application and Phase the project. A motion by Creen, seconded by Goldberg to grant a final six (6) month extension with a posting of a Road Bond. All in favor, none opposed, carried.

PRE-HEARING CONFERENCE:

NONE

MISCELLANEOUS:

1. The mock Subdivision presentation by a Student (Steyer) was not presented as he left the meeting before it was his turn.
2. Received Zoning Board Materials.

Since there was no further business to discuss, a motion by Creen, seconded by Andreassen to adjourn the meeting at 8:40p.m. All in favor, none opposed, carried.

Respectfully submitted,

Juanita M. Wilsey,  
Recording Secretary