

MINUTES FOR FEBRUARY 15, 2005

Two public hearings were scheduled for this meeting and the public was invited to come forward to examine maps and ask questions. William Creen, Chairman, opened the meeting at 7:30p.m. Present were James Bruno, William Creen, Carole Furman, William Hayes, Howard Post, John Rinaldo and George Collins.

Chris Round, Consultant was present. Tom Macarell was present.

A motion by Post, seconded by Rinaldo to accept the January 2005 Minutes. All in favor, none opposed, carried.

PUBLIC HEARINGS:

Furman - recused

1. Site Plan-Estate of Julie Miron / Birches at Saugerties – Rt.9W-opened public hearing at 7:30p.m. –Maps presented by Robert Kurzon and Steven Aaron. 60 units, affordable senior apartments, 6 one-story buildings on 5 acres. Apartments having 1 and 2 bedrooms. A community building and 1 parking space per unit at a rental price of \$400 - \$710 per month. Start building in Spring 05 and complete by end of year. There will be a 1% traffic increase, archeology studies are done and approved and Seqr. Phase 1 is done. Storm-water management in process. Comments as follows:

Maurice Hodder-the property slopes to his backyard. Site is a swamp right now. If plan does not work, who will be accountable. Said the property is just as bad as Guardian Storage and look at their problems. Once trees are cut water will run worse.

Kurzon and Aaron-they are lower. Outfall can go 1,200 ft. to a culvert or 200ft. on other side of Glasco Turnpike. Will need easements. Water will be taken away from property. The DEC and Town Engineer will have to approve prevention plan for run off. There had been drainage to RICH Farms which has been eliminated. Trying to deal with it.

Doris Johnson-units are for frail elderly, who decides criteria. If not frail when first move in and then become frail can unit be adaptable.

Kurzon-all are handicapped available, can add hand railings and type of carpet for better walking on. There is an outreach program to contact as needed.

Debra Paulmer-What is they system for emergency situations.

Kurzon-wired in rooms, strobe lights outside, panel lights up in management building, EMTs, manager. Sufficiently set up. Mike Cimorelli-Back to drainage problem.

Kurzon-water flows SE. Water course still being mapped out. We would not want to impact any of our neighbor's properties. Might need an easement on other side of Rt.9W. Route may not affect any properties. Cimorelli-those houses have very small yards now. Creen-cannot resolve yet, does not know where it will go yet, this would be between attorneys and developer. Tim Mauro-what are your other alternatives

Kurzon-elevate 2ft. around fringe to retain all on site and recharge to ground water.

Erica Gehring-Rt. 9W is higher, what kind of fill would you use and would it work.

Kurzon-Gravel fill- all have to be approved by Town Engineer.
Erica- did you contact Army Corps due to wet land.
Kurzon-not a set area-does not show plant life nor does it flow into a water course to a stream. Aaron-will not build there if not done right.
Albright-same issues as Chambers in Kingston. Aaron- yes
Shirley-loves living at Chambers, bus services, etc.
Jeff Baker, Esq.-representing RICH Farms, too. Presented a letter from Malcolm Pirnie. RICH Farms is not against building but should be right property for it. This is an incomplete application and should not be having a hearing. Creen- RICH Farms has filled in ditches and caused the problems.
Baker- errors in the past. Wants to see drainage plans. Work has not been done properly. Drainage is inadequate. Needs Army Corps involved. This hearing should not be closed. Neighbors need to add comment throughout process. Discussion was held. Creen-RICH Farms should help fix drainage problem.
Kurzon-Comment on letter from Pirnie-would not force anyone to prove easement, their obligation not to impact storm water to adjacent property. In progress with what letter states and will provide their study.
Ron Deak-built 3 duplex buildings across the way-that property is the lowest and 4 months out of the year it is underwater. He has no basements to buildings, on cement slab and water goes close to slabs. Have plan and easements in place before you continue. A neighbor from Twin Maples-traffic concerns-speed limit is 55 with senior citizens trying to pull out into traffic.
Kurzon-at peak 7 leaving 7 arriving. Agrees that 9W is 9W.
Bill Trumpour- built on slabs Aaron-yes
Tim Mauro-what about infiltration system Kurzon-considering it –minor part of drainage. Mauro- read letters from Brienner & Larios where plan would not work and one from DEC who said not acceptable for infiltration.
Chester Stroub-Ulster Co. Housing Organization-discussed economics with this project and how it would boost economics. Kingston and Ulster are doing fine.
Judy Lechner- how long do you own it and can you sell and terms.
Aaron-50 years and if sold has to stay as is.
Barbara Budik-Economic Development-in lieu of taxes are you payment your share.
Aaron-will discuss with accessor.
Twin Maples neighbor-who makes decision on who is living there and how long they can stay there. Aaron-there is a 24 hour manager, semi-trained, and has program to help decide. Alice Tipp, Co. Legislature, Office for Aging, read letters on support and how senior housing is needed and Joan Feldman, Office for Aging submitted a survey.
Creen-neighbors have same drainage problem, work together, find an avenue and drain it.
Aaron-concerned with losing funding. Creen-solve drainage concerns.
A motion by Post, seconded by Rinaldo to close hearing at 9:35p.m. All in favor, none opposed, carried. Put on agenda for March under Old Business to discuss drainage plan.
Aaron-wants Conditional Final next month if all other issues are accepted.
Creen-if drainage is looking good. Received receipt cards. Furman back to table.

2. Site Plan-Estate of Ernst Fick / Elizabeth Simonson-opened public hearing at 9:45p.m.-Maps presented by Thomas Conrad- greenhouse, retail shop, parking, apartment

and apartment parking. Pond for water plants. Has 20 parking spaces and addition area for future spaces. Open in daylight, seasonal from April thru December. Lighting on building (shielded) and lighted sign and DOT curb cut in progress. Comments: Mary Puma-using chemicals Simonson-all organic or safe products if needed does not use chemicals. A motion by Post, seconded by Hayes to close hearing at 9:50p.m. All in favor, none opposed, carried. Greenhouse is not permanent, keeping trees, drainage in place not changing land and landscaping area in front with flowers of different heights. Send to Co. Planning Bd. which Conrad will handle. Received receipt cards.

OLD BUSINESS:

1. Major-Lands of Reiss-Houtman Rd-Maps presented by representative-Needs letter from Highway Department. Then can sign maps.
2. Major-Glasco Ponds / Joseph Scharf- Glasco Turnpike- Maps presented by Richard Praetorius and Michael Morriello. Has Resolution for Neg Dec and adoption also Part 2. Preliminary plans are before Dennis Larios. A motion by Post, seconded by Bruno for a Neg Dec. All in favor, none opposed, carried. Received Seqr.
3. Lot line revision & minor-Paul and Claudia Andreassen-Rt. 9W-Maps presented by Michael Vetere-fixed the gore between property lines. Purchasing back portion of Hunt property. Changed access. A motion by Post, seconded by Hayes to waive Hearing per Section 323. All in favor, none opposed, carried. A motion by Post, seconded by Furman to grant Final approval. All in favor, none opposed, carried. Rec'd signed maps.
4. Site Plan-Simulais-Malden Turnpike-Maps presented by Richard Praetorius. 17.5 acres, has grading, lighting, storm water report and pond sized. The R3 zoning portion and flood area are not being used. Using industrial portion. Access will be improved to a standard entrance by Ulster Co. Hwy. Will give Board a copy of the Deed with easement. Will check into flood elevations on map. Will give storm-water report to Town Engineer. Public water and sewer will be put on map and will give information to Water Department. Question on any smells from chemicals. Representative said no only steam rises when molds are cooled. This will be screened from road by a hill. A motion by Post, seconded by Rinaldo to schedule a public hearing for March 15, 2005. All in favor, none opposed, carried.

PRE-HEARING CONFERENCE:

1. Site Plan-John Skordilis-Rt. 32N-Maps presented by Joe Lenskold. 2 building not 3. Phase 1 will be access road, garage and parking. Phase 2 will be retail and extra parking. Wet lands and Army Corp. have been contacted-not disturbing more than 1/10th acre. Garage vehicle repair and sales. Briennier & Larios has a conflict-Chazen in Troy will review. Will show some vehicles for sale by Thruway but 300 ft. back-will contact them. In Gateway and will need landscaping. Will landscape areas as disturbed and will finish all landscaping after Phase 2. A motion by Bruno, seconded by Post to appoint Planning Board as lead agency, forward to the Co. Planning Bd. and schedule hearing for March 15, 2005. All in favor, none opposed, carried.

2. Lot line revision-Joseph Shields / Vincent Zeidler-Rt. 32 & Liberty St. Ext.-Maps presented by Dennis Young-this is a Glasco oddball piece –fix a bad situation to eliminate encroachment. A motion by Post, seconded by Collins to waive public hearing per Section 323. All in favor, none opposed, carried. A motion by Post, seconded by Rinaldo for a Neg Dec. All in favor, none opposed, carried. A motion by Post, seconded by Collins to grant Preliminary Plat approval, waive submission of Final Plat and grant Conditional Final approval pending owner’s signature, payment of fees and reproducible maps. All in favor, none opposed, carried. Received Seqr.

3. Minor & Lot line revision-Norm Risdal-Dutchtown Rd.-Maps presented by Norm Risdal-Revise Major subdivision-Client wants smaller piece. Will end up with one more Parcel. A motion by Post, seconded by Furman to schedule a public hearing for March 15, 2005. All in favor, none opposed, carried.

4. Minor-Paul Maceyak / Leon Poulin- Maps presented by Paul Maceyak- Received authorization letter from Poulin. Needs curb cut. Needs location map, zoning block and signature blocks on map. A motion by Post, seconded by Furman to schedule a public hearing for March 15, 2005. All in favor, none opposed, carried.

5. Lot line revision- Philip & Kathleen Cobb-Blue Mt. Rd.-will be removing mobile home. Merging 2 lots. A motion by Post, seconded by Hayes to waive public hearing per Section 323. All in favor, none opposed, carried. A motion by Post, seconded by Rinaldo for a Neg Dec. All in favor, none opposed, carried. A motion by Post, seconded by Rinaldo to grant Preliminary Plat approval, waive submission of Final Plat and grant Conditional Final approval pending owner’s signature and metes and bounds on map. All in favor, none opposed, carried. Received Seqr.

6. Minor-Judith Wolf-Kelly Rd.-Maps presented by Judith Wolf-subdivide a 2.25 parcel off. Needs owner’s signature and Planning Bd. signature blocks and zoning block. A motion by Post, seconded by Rinaldo to schedule a public hearing for March 15, 2005. All in favor, none opposed, carried.

7. Major-Suzanne DeBeaumont/Highwoods Development Co., Inc.–Dutchtown Rd-Maps presented by Rich Praetorius-4 lots-Portion in Saugerties are Lots and roads in Town of Ulster. Needs curb cut for Town of Ulster. Dedicating to Town of Ulster and Saugerties will maintain. Needs a Bond for road and topo and a Road Maintenance Agreement.

MISCELLANEOUS:

1. Received January 05 ZBA Minutes on February 7, 2005

Since there was no further business to discuss, a motion by Rinaldo, seconded by Bruno to adjourn the meeting at 11:45p.m.

Respectfully submitted,

Juanita M. Wilsey, Recording Secretary

