



PLANNING BOARD MINUTES June 21, 2022

C. Howard Post, Chairperson, opened the meeting at 7:32 p.m. Pledge.

Present: C. Howard Post (Chair), Carole Furman (Vice-Chair), Mike Tiano, Robert Hlavaty and Kevin Brady

Absent: Len Bouren and William Creen (alternate)

Also Present: Adriana Beltrani (Town Planner, NPV)

The draft minutes of the May 15, 2022 Planning Board meetings were reviewed. A motion was made by Furman, seconded by Tiano, to approve. Board vote: Furman-Aye, Tiano-Aye, Post-Aye, Hlavaty-Aye, Brady-Abstain. Motion carried.

PUBLIC HEARINGS

1. Site Plan, Ryley's Auto Repair, High Falls Road. Presented by Rich Rothe, Rothe Engineering, P.C. The public hearing has been kept open from the May 15, 2022 meeting:

Public Comments:

- Patrick Melville, 31 High Falls Road-the proposed auto repair garage is right next to our property. There is already a junkyard on the parcel where the proposed garage is to be located. There is a large hole in the ground/shale. The noise will be 24 hours a day, lights will be shining into our home. Pollution is a concern. This is a residential road and this commercial business should not be located here. Need another location that is commercial in Saugerties. We are 3rd generation tax payers. This is a disgrace to our neighborhood. The parcel is not being kept clean or neat now. The zoning was implemented to protect people that live in the districts. The applicant should have to enter and exit off the state road not High Falls Road. Why not build on the Route 32 side of the property, put on the highway. There are holes in the ground, water will collect in there and contaminate. Rothe-this is an allowed use and all required protocols will be followed. Individuals should know the zoning around their property. The applicant does not have to use a curb cut off Route 32. This business does not generate a lot of traffic.
- Ralph Deitrick, 8 Kelly Road-the zoning is residential and this use is not allowed.
- Sheila Melville, 20 High Falls Road-this is a residential area, what if there is contamination to the wells because of this proposed business? Who is responsible for that? Why can't it be moved closer to the Gambino property where the tree cutting business was located? Have there been any environmental studies done? What if they abandon the business in the future? How was this changed with the zoning? Beltrani-the zoning change only affected changing the Low Density Residential section of the Gambino property to Medium Density Residential as it is more consistent with the area. The zoning amendment did not affect the Highway Business section. Post-the Town Engineer is reviewing this project closely. Melville-tires, how are they disposed of and stored? Ryley-they are picked up every six months.
- Marilyn Freeburg, 3574 Route 32-concern for well issues. We can not go on the property to see if the stipulations of the site plan are being adhered to. Will there be a house on this parcel as well as the garage/shop? The Gambino subdivision was approved as residential not commercial. How can the applicant propose a commercial use on a residential parcel? How can the use be changed after approval?

Beltrani-approved as a residential subdivision, if the use changes the owner would have to come to the Planning Board, which is what they are doing here. This is a permitted use in the Highway Business zoning district. Freeburg-if it is proven that the business is responsible for contamination will they take responsibility for it? Rothe-there is mention of environmental studies, can that be clarified? No one wants to pollute the groundwater. If it is determined that a particular person is responsible for contamination, the polluter, NYSDEC would hold them responsible and accountable. Freeburg-water usage? Rothe-this business as quantified by the Health Departments uses less water than a 3-bedroom house. There was a map change because of the SWPPP requirements. A full SWPPP may be required. The Building Inspector will be responsible for ensuring that the SWPPP is followed.

- Kathleen Marks, 60 Andrews Ridge Road-support Ryley, has been a satisfied customer for years. He is honest, trustworthy, reliable and work is meticulous. If the zoning laws are being followed then he should be allowed to do what he wants on his property. Asset to community/neighborhood.
- Bob Melville, 26 High Falls Road-there is no question of Ryley's character here. The issue is that High Falls Road is a dangerous road and the increase in traffic will not be good. What if he builds this and sells later on, what happens to the business he created? He should be able to have his business somewhere but not here at the expense of the neighborhood. The property values will be negatively affected.
- Brian Collins, 16 Moonlight Lane-Ryley's is an asset to the community. He should be treated with respect as he treats others that way. Understand the neighbors' concerns but he will be a good neighbor.
- Toni Berzal, 97 High Falls Road-the exit and entrance should be from Route 32 instead of High Falls Road. Rothe-the Highway Department is responsible for determining where the best curb cut is. Berzal-you state that there is a design to ensure that /leakage/contamination does not occur, what is that design? Rothe-there are protocols that have to be followed regarding leakage, including absorption mats and drainage procedure. Ryley-oil is conserved and saved in a barrel and removed by a professional service. Use absorbents when necessary.

Post-any further comments from the public that have not already been mentioned? None.

A motion was made by Furman, Seconded by Brady, to close the public hearing. Board vote: Hlavaty-Aye, Brady-Aye, Furman-Aye, Tiano-Aye, Post-Aye. Motion carried. The public hearing was closed at 8:16pm.

Beltrani-more detailed submission. Lighting basic sheets were provided. Graded and proposed contours, stormwater implications, grading shown and Engineer comets as well. Additional building elevations and lighting, location of the dumpster screening details to be provided. A lighting plan with foot candle measurements. Landscaping can help to clarify that. Septic plan needs to match the site plan. Right-the County approved the septic plan once the subdivision was approved. There have been no changes from the 3 lot presentation. Beltrani-a note to be added explaining the difference in the site plan and sewer approval is needed. Gravel area is different on the septic to the site plan. Additional landscaping-the Board can consider where appropriate to screen the building from adjacent properties. Parking-storage areas need to be clarified. Where are vehicles to be serviced parked? Where do customers and employees park? Any vehicle not in use, where is that stored? §245.47 of the zoning code should be looked at regarding parking of storage vehicles. Note the number of vehicles to be stored at one time. Note treatment of leaking vehicles. Part II EAF attached, impair the character or quality of the neighborhood, please review. Tiano-you state in the submission that 400 gallons of water are used per day. That seems like a lot, is there car washing? Roth-that is an equation used based on employees. There will be no washing of vehicles. Tiano-solvents and waste storage location and quantity, refer what will be used to the Fire Department. Suggest staggering trees where the houses are for additional screening. Furman-solvent collection within the building? Rothe-the building proposed will be on a concrete slab. Ryley-we will follow all spill clean up requirements. Collect drained oil in 18 gallon drain containers for removal.

Rothe-concern regarding the SWPPP. The Town Engineer reached out to the NYSDEC regarding the 5-acre residential threshold. According to the NYSDEC a full SWPPP threshold of 1-acre for commercial use. The applicant has obtained legal counsel to see if a full SWPPP will be required and whose responsibility it will be if the previously approved subdivision is included in this.

Post-no further action of the Board can be done at this time. Screening suggestion from Tiano is a good one. Rothe-using Norway Spruce because it is fast growing, can stagger. Furman-what about the hole that is in the ground? Rothe-that hole is to bury stumps, rocks and dirt. Hlavaty-would like lighting levels at property boundaries. Rothe-it has not been required on other projects within the Town. We can install motion detection lights.

2. Minor Subdivision/Lot Line Revision, Martec/Demitri Kolokotronis, 44 Pine Tree Lane. Presented by Tom Conrad, Praetorius & Conrad, P.C. This public hearing has been kept open from the May 17, 2022 meeting.

Public Comments:

- Scott Budik, 67 John Yaeger Road-will there be any clearing outside the disturbance line shown on the map? Conrad-there could possibly be, to clean out areas that require it with the disturbance of trees within the area outlined.
- Jacqueline Haught, 60 John Yaeger Road-disturbance of trees/impact. Post-the applicant has shown the area that will be disturbed, other than that no disturbance is proposed. Certain sections, when cleared, may create some additional loss of trees.

Post-are there any additional comments/concerns from the public? None. A motion was made by Tiano, seconded by Furman, to approve a negative declaration under SEQR. Board vote: Hlavaty-Aye, Brady-Aye, Furman-Aye, Tiano-Aye, Post-Aye. Motion carried. A motion was made by Tiano, seconded by Hlavaty, to close the public hearing. Board vote: Hlavaty-Aye, Brady-Aye, Furman-Aye, Tiano-Aye, Post-Aye. Motion carried. The public hearing was closed at 8:45pm. Beltrani-it will be at the Board's discretion if the entirety of Parcel A must be shown on the final subdivision map. The Board was ok with the map only showing the area of Parcel A that was affected. A motion was made by Tiano, seconded by Furman, to approve the subdivision and lot line revision as presented. Board vote: Hlavaty-Aye, Brady-Aye, Furman-Aye, Tiano-Aye, Post-Aye. Motion carried.

3. Site Plan/Major Subdivision, Brapas Land Development LLC, Off Tiger Maple Lane/Route 9W.

Presented by John Sullivan, engineer. The applicant is looking to create a 1-lot parcel from the master parcel which will then be divided into an additional 4 parcels (creating a lot for each townhouse), creating a total of 5-parcels. The Building Inspector The Townhouses will be 2-bedrooms each and have a garage on the bottom floor. The topography slopes upwards and the townhouse will be built into the hill.

The public hearing was opened by Post at 8:55pm. Public comments:

- Denise Clark, 60 Tiger Maple Lane-Tiger Maple Lane is one lane, facilitation of additional traffic? Concerned with the lighting, parking and water run off onto Tiger Maple Lane which creates an ice and a driving hazard. Post-all these elements are taken into consideration during the review process.
- Paula Misasi, 1 Rock Maple Road-concerns include the traffic and the ability for the water infrastructure to accommodate the additional usage. Lockwood-the applicant is only propoging 4 units in total. The Glasco water/sewer department would have to sign-off on the ability to supply.
- Sally Colclough,48 Red Maple Lane-was there a traffic impact study done? Tiger Maple is the only access correct?
- Marilyn Freeburg, 3574 Route 32-landscaping? Disturbance? Lockwood-disturbance is less than 0.5 acres. Post-we can ask for that and look at the trees in the area to make a note of what will be required to remain as is.

Beltrani-the proposed action is an Unlisted Action under SEQRA. Stormwater and drainage issues will be addressed by the Town Engineer. Will need clarification on lighting specs. Comment regarding height of the building. The buildings seem to be higher than the maximum height requirement in the zoning code in some areas but will need a determination from the Building Inspector on if an average is the general rule in determining the overall height of the building. Post-an average is usually used but we should definitely get that determination from the Building Inspector.

Beltrani-coordinate with the Town Engineer. Tiano-can a copy of the site plan be sent to the Fire District of Glasco? The fire department only has the equipment to fight fires up to two stories and the proposed townhouses are three stories, the bottom story being a garage. Lockwood-the allowed height in the district is 42' and we are accommodating that, if an average is used to determine the overall height. Post-we will be keeping the public hearing open until we get some additional information and the determination from the Building Inspector. Any additional Board questions? None. The Public Hearing will remain open into the July meeting.

3. Site Plan/SUP, Ravensbeard Wildlife Center, LLC, 131 Van Buskirk Road. Presented by Ellen Kalish, Director/Owner and Jordan Kallish (son). The applicant is proposing to move their existing bird rehabilitation center to this parcel. Kalish-the purpose of the non-profit organization is to take in injured and orphaned animals and help them rehabilitate to be released back to nature. The organization has received many awards for our work. In 2020 we took in Rockefeller "Rocky" from the Rockefeller Christmas tree. We helped her to heal and released her into the wild when she was ready. In 2021 we wrote a NY Times Bestseller children's book about Rocky. The parcel that we are looking to move to is 13.5-acres. One third of the parcel is usable and will be used for outdoor flight cages with open air and no lighting. They can be portable and are used for recuperation of the birds we rescue. The bottom floor of the existing house will be used for the clinic and the second floor will be for living space for myself. There will be 24-hour care for the animals. The rehabilitation is licensed through the State and also requires Federal licensing. Any birds that require medical care will be brought to the vet and then will be taken care of as suggested.

Post opened the public hearing at 9:16 pm. Public comments:

- Jen Maverick, Woodstock resident-I have personally attended many demonstrations given by Ravensbeard. There is no reason not to support such a wonderful organization that provides educational experiences and awareness.
- Gaetana Ciarlante, 7 York Street-the facility is not open to the public? Kalish-no it is State Law. The rescued animals are raised as wild animals and released if possible. We do have several that can not be released, as they will not survive and they help provide educational demonstrations. They are always attached to the demonstrator when showing.
- Steven, Fehr Brothers-our company called a few years ago because there was a raven that needed help. Ravensbeard took the raven in and helped the bird to rehabilitate. They are a wonderful organization to work with.
- Tanya Weidenbacker, Woodstock-Ravensbeard is a quiet and friendly organization. They are helping these injured animals rehabilitate and go back out into the wild to fulfill life. They are a good neighbor and the property they are looking to obtain offers plenty of space.
- Doug Kaler, current neighbor-they are a quiet organization.
- Jessica Solomon, Ravensbeard Volunteer-there is an urgency for this new area as the need is growing and additional space is needed. They are looking to move as quickly and efficiently as possible. Post-we are trying to move the applicant along as quickly as legally possible.
- Steven Gentile, 15 Platte Clove Terrace-does this involve any clearing? Kalish-it is all set to be in a currently open field, no clearing is proposed.

Post-any additional comments? None. A motion was made by Tiano, seconded by Furman, to close the public hearing. Board vote: Hlavaty-Aye, Brady-Aye, Furman-Aye, Tiano-Aye, Post-Aye. Motion carried.

Beltrani-have been in contact with the applicants to ensure that all items are addressed, as per their request. What has been submitted answers many of my comments. There is no amendment needed as a condition of approval. Post-will review the Special Use Permit in one year time. Furman-will the pool be used? Kalish-only for residential use. It will be locked at all other times.

A motion was made by Hlavaty, seconded by Brady, to approve the Special Use Permit and Site Plan. Board vote: Hlavaty-Aye, Brady-Aye, Furman-Aye, Tiano-Aye, Post-Aye. Motion carried.

4. Site Plan Amendment, The Middle Way School, 268 W. Saugerties Road. Presented by Jeff Hogan, Praetorius & Conrad, P.C. Also present were Davide Boylan and Grace Ann Louis, The Middle Way School. Hogan-the parcel is 5.2 acres and the applicant is looking to add assembly space to an existing site. Access will be provided via West Saugerties Road. Parking to the left and upper left side. Staff parking is based on classrooms and employees. The school needs an indoor space for eating and recreation. The two proposed new indoor spaces are proposed to be added in two steps. The first being a geodesic dome, built for indoor recreation. The second will be a 2-story building with a single story porch to the left. offices will be upstairs and the downstairs will be for an open recreational space. Once the second building is built the dome will be used for meditation. The applicant proposes to move an existing shed as well. I have met with the fire chief of the Centerville Fire Department. The distance to add for fire lane off the bus loop to give access to the back building was discussed. It has been brought to our attention that parking during events has created driveways and mailboxes being blocked on Kate Yeager Road. The applicant usually only hosts two large events during the school year, a winter solstice and a moving up ceremony and they have agreed to break the events into two separate events for each so that the number of attendees will be limited and all parking can be done on-site.

Post opened the public hearing at 9:38pm. Public comments:

- Mike Lasusa, 12 Kate Yeager Road-can not get out of my driveway when the events are happening. There are more like 3-4 events per year. It is dangerous and disrespectful. Aren't there parking requirements? The road is narrow and parking vehicles on the side makes it difficult. When I mentioned something to one of the people parked on the side of the road they responded very disrespectfully. My neighbor (Jeff Wier, 18 Kate Yeager Road) submitted an email regarding the parking issues and I will read it. Vehicles are parked up and down the road and the school is not providing ample parking for their events on-site.
- Kyle Beechel, 11 Kate Yeager Road-agree it is disrespectful to the neighbors with parking along the street and in front of driveways/mailboxes. Boylan-we have responded to emails regarding this issue, there will be no more parking on Kate Yeager Road. We will split the events and only invite a few classes at a time. There are 24 designated parking spots on-site but parking can be provided, when needed, on the property in open spaces as well. Hogan-only one parking spot per classroom is required. Post-understand the issue. Beltrani-can they create land banked parking? It needs to be marked and show how many spots can be provided. Notes can be added to the site plan that no parking is to be on Kate Yeager road for any school events. Post-if someone violates that a complaint should be filed with the Building Inspector and the applicant will be in violation of their site plan. Beltrani-§245.45/Violation of Site Plans can explain this process. Hogan-we can get to 28 designated parking spaces.
- Marilyn Freeburg, 3574 Route 32-can "No Parking" signs be put on Kate Yeager Road? Hogan-we can contact the Highway Department and see if that is a possibility. When the school sends out notifications for the events they will make sure that the materials include "no parking is permitted on Kate Yeager Road". Parking shall be accommodated on-site from now on.
- Scott Budik, 67 John Yeager Road-support the school. Ensure that lighting is low intensity. Hogan-lighting installed includes 6-20' downward facing light fixtures on poles, no additional poles are proposed. There will be sconces at the doors of the proposed buildings with minimal lighting for safety.

They will not provide any impact on neighbors. Lights go off around 4:30/5pm at night, the Winter Solstice event ends before 6pm.

Post-additional public comments that have not been heard? None. Furman-a note needs to be provided to demonstrate overflow parking areas. Hogan-The Ulster County Planning Board comments have been addressed by the Board. A letter was received from Arlene Frost (57 Cobble Creek Road) regarding individuals venturing off the The Middle Way School property. The applicant will be marking their area better for boundaries to address this situation.

A motion was made by Brady, seconded by Hlavaty, to close the public hearing. Board vote: Hlavaty-Aye, Brady-Aye, Furman-Aye, Tiano-Aye, Post-Aye. Motion carried. The public hearing was closed at 10:17pm. No further actions can be taken by the Board at this time. The applicant will address the concerns presented.

OLD BUSINESS

1. Site Plan/SUP, Fehr Brothers/Solar Generation, 895 Kings Highway. Presented by Brendan Boland, Solar Generation. The applicant is looking to install a ground mounted solar array. There will be no clearing, just the use of a brush hot. No tree cutting or grading will be required. Regarding the entrance from Kings Highway, Adam Dietz from UCDPW stated that no guidance can be given until the permitting process begins. Furman-access to solar, will a silt fence be installed? Boland-yes, during construction a silt fence will be installed. Shown on pg. 3 of the site plan. Utility plan is shown on pg. 3 as well. Post-show the entrance is to be wide enough for a tractor trailer to turn in and out, at least, and then tighten it up when the County curb cut is received. Will require a decommissioning plan. The Board is ok with the pole (POI). Beltrani-will the gate be locked, and how? Make sure that the fence is wildlife friendly. Boland-the lock will be a combination lock and there is a 6' gap at the bottom of the fence for wildlife.

A motion was made by Tiano, seconded by Brady, to set the public hearing for the July meeting. Board vote: Hlavaty-Aye, Brady-Aye, Furman-Aye, Tiano-Aye, Post-Aye. Motion carried. A motion was made by Furman, seconded by Tiano, to refer to the Ulster County Planning Board, as required. Board vote: Hlavaty-Aye, Brady-Aye, Furman-Aye, Tiano-Aye, Post-Aye. Motion carried.

Beltrani-demonstrate with notes on the site plan for the area of disturbance and grading to make sure there are no questions. Hlavaty-is there a reason that the applicant is going with a 750 kw limit? Boland-incentives have changed.

2. Site Plan/SUP, Family of Woodstock (FOW)/Solar Generation, 454 Washington Avenue Ext. Presented by Richard Countryman (Solar Generation) and Michael Berg (owner FOW). The applicant is looking to install a 295.6 KW ground mounted solar facility that will only be used for FOW at their various locations. It will not be used on-site for the tenant, HITS. The applicant was before the Board in the beginning of 2021 but has since been working with the Town Board for a required zoning amendment to include large scale solar arrays in this zoning district, which has since been approved and completed. The proposed project is under one acre, 0.95 acres. There will be some tree removal required. A decommissioning plan will be submitted. Beltrani-access road proposed improvements? Add gate for point of access. Countryman-no improvements are needed. Beltrani-interconnection will be buried to the road? Countryman-yes, includes a trench that goes down to the road in the total area of disturbance. Beltrani-there is not a significant elevation, just clarify source on topography map for reference. This is an Unlisted Action under SEQRA. The Board will need a response letter from CRIS. Countryman-will follow-up on that.

A motion was made by Brady, seconded by Hlavaty, to declare this an Unlisted Action under SEQRA. Board vote: Hlavaty-Aye, Brady-Aye, Furman-Aye, Tiano-Aye, Post-Aye. Motion carried. A motion was made by

Furman, seconded by Tiano, to set the public hearing for the July meeting. Board vote: Hlavaty-Aye, Brady-Aye, Furman-Aye, Tiano-Aye, Post-Aye. Motion carried.

3. Site Plan/SUP, Denier Car Wash/Duncan Properties, LLC. Canceled per the applicant's request.

4. Site Plan, Jill McIntyre, 142 Esopus Creek Road. Presented by the owner, Jill McIntyre. The applicant is before the Planning Board for site plan approval to build a shed and house on her property located in the Waterfront Overlay District. A draft resolution was provided to the Board by the Town Planner. There are a couple of conditions that have been included in the draft resolution. The lot is non-conforming, the Board should receive a deed or documentation verifying that it existed prior to zoning. The shed needs to be at least 6' from the property boundaries and demonstrated on the final site plan. Outdoor lighting, if proposed, shall be downward facing and prevent glare. All building department requirements are to be adhered to. The resolution includes considerations to waive certain requirements of the site plan review, as the applicant is only before the Board because the parcel is located in the Waterfront Overlay District.

A motion was made by Tiano, seconded by Furman, to approve the draft resolution and the site plan. Board vote: Hlavaty-Aye, Brady-Aye, Furman-Aye, Tiano-Aye, Post-Aye. Motion carried.

PRE-HEARING CONFERENCE

1. Site Plan Amendment, Red Onion, 1654 Route 212. Presented by Michael Wentland, *Lockwood Architecture*. The applicant is looking to add an additional to an existing restaurant to expand the kitchen. The addition will be one level, there will be no increase in seating for the restaurant. No additional parking is required. There will be a storage area inside for the recyclables and garbage at the end of the evening, which will be moved to the outside receptacle in the morning to limit the disturbance to the neighbors with the noise of emptying those late at night. External lighting will be on a timer. Have reached out to the neighbors and have heard no objections. Landscaping to the residential development side of the site. A setback area variance has been approved by the Zoning Board of Appeals.

Tiano-ensure that you send the plan to the Centerville Fire Department for their comments. Beltrani-dumpster details can be provided as part of the final site plan, Ulster County Planning Referral is required. This is a Type II Action under SEQRA. Items 1, 2, & 4 from my memo are legal and will defer to the Board. The Gateway Overlay requirements do not apply, all improvements are existing. A motion was made by Hlavaty, seconded by Tiano, to refer the application to the Ulster County Planning Board. Board vote: Hlavaty-Aye, Brady-Aye, Furman-Aye, Tiano-Aye, Post-Aye. Motion carried. A discussion was held regarding if a public hearing should be required. A motion was made by Post, seconded by Furman, to require a public hearing for the July meeting. Board vote: Hlavaty-Nay, Brady-Nay, Furman-Aye, Tiano-Nay, Post-Aye. Motion not carried, a public hearing will not be required. The Board will wait for the UCPB response before any further action can be taken.

2. Lot Line Revision, Michael Raphael, 211, 215, 217, 221 & 223 Manorville Road. Presented by Anthony Siciliano, *Land Surveyor*. The applicant is looking to combine 5 parcels into one larger parcel to build a single family residence. The total acreage when combined will be 3.98 acres which is below the bulk requirement of 4 acres in the LDR/SA district. However, per §245-24(b) of the Town Zoning Code, parcels with an area of five acres or less, including parcels resulting from subsequent subdivision, are not subject to the Sensitive Area Overlay requirements and therefore the regulations of the Sensitive Area Overlay do not apply. All other requirements have been met. A motion was made by Hlavaty, seconded by Brady, to declare a Type II Action under SEQR, waive sketch plan approval, waive a public hearing and approve the lot line revision. Board vote: Hlavaty-Aye, Brady-Aye, Furman-Aye, Tiano-Aye, Post-Aye. Motion carried with supermajority vote.

3. Lot Line Revision, KC Real Estate LLC/Kevin Carpenter, 116 & 120 Broadway Road. Presented by Bruce Utter, *Praetorius & Conrad, P.C.* The applicant is proposing to combine two lots to build a single family

residence, located in the previously approved Glasco Ponds subdivision. A motion was made by Furman, seconded by Tiano, to declare this a Type II Action under SEQR, waive sketch plan approval, waive the public hearing and approve the lot line revision. Board vote: Hlavaty-Aye, Brady-Aye, Furman-Aye, Tiano-Aye, Post-Aye. Motion carried with supermajority vote.

4. Minor Subdivision, Hava and Ehud Eisenstein, 8 Accurso Road. Presented by Jeff Hogan, *Praetorius & Conrad, P.C.* The applicant is looking to subdivide a 7.6 acre parcel. There is a house that is near completion. They are looking to create a second driveway, the plan will go to the Highway Department for review. Test holes on Lot #2, no issues seem to be anticipated. Looking to sell the second lot, not looking to develop themselves. We can write a letter that a septic is feasible. Will complete a perk test to make sure. Utilities go to the customer property pole and then underground from there to Lot #1, will run underground to Lot #2, easement is shown. Central Hudson set the pole and ran the wire. Hogan-contact neighbor for Central Hudson pole. Contact NYSDEC regarding possible streams on site. There is a small spring and damp area, nothing is proposed in those areas. Beltrani-the Board can do the normal site walk to tree marking. Hogan-absolutely, there are mainly younger trees, the disturbance with both lots is over 1-acre so a basic SWPPP will be required. Post-will do the tree marking walk with Tiano. Hogan-we will reach out to the Town Engineer to begin the review. Will contact CRIS for archeological sites.

A motion was made by Tiano, seconded by Furman, to declare this an Unlisted Action under SEQRA and schedule the public hearing for the July meeting. Board vote: Hlavaty-Aye, Brady-Aye, Furman-Aye, Tiano-Aye, Post-Aye. Motion carried

ADJOURNMENT

Since there was no further business to discuss, a motion was made by Brady, seconded by Hlavaty, to adjourn the meeting. Board vote: Hlavaty-Aye, Brady-Aye, Furman-Aye, Tiano-Aye, Post-Aye. Motion carried. The meeting was closed at 11:50 pm.

Respectfully Submitted by,

Becky Bertorelli
Planning Board Secretary