



PLANNING BOARD MINUTES October 15, 2019

Howard Post, Chairman, opened the meeting at 7:27 p.m.
Pledge of Allegiance.

Present: Howard Post, Daniel Ellsworth, Carole Furman, Kenneth Goldberg, Mike Tiano and Robert Hlavaty (alternate)

Absent: Dan Shuster (Town Planner), William Creen and Len Bouren

Review of September 17, 2019 draft minutes. A motion was made by Furman, seconded by Goldberg, to accept the minutes as written. All in favor, none opposed, carried. Tiano abstained.

PUBLIC HEARING(S):

1. Site Plan/SUP, Lou Kogan/Acquisitions Unlimited of the Hudson Valley, 3741 Route 32. Mr. Kogan, owner/applicant, presented. A survey was submitted for the packets and an updated site plan was distributed at the meeting. Public hearing began at 7:28 pm. The applicant would like to use 1,400 square feet of an existing 4,000 square foot building to run a mom and pop antique shop with a coffee shop for patrons. Concerns regarding the traffic were discussed at the last meeting. The ROWs (Right-of-Way) that are existing to Villiard Lane and Spruce Lane are not going to be used for access, "NO EXIT" signs will be installed. The commercial entrance on Route 32 will be the only access used. There is existing landscaping by the parking area including white birch trees. Dwarf Alberta spruce and Black-Eye Susan plants will be planted for screening. Dwarf Alberta spruce and rose bushes will be installed by the patio on the Route 32 side. A 4' stone planter with Dwarf Alberta spruce and rose bushes will be installed in the front of the building. A landscaped edge including assorted native perennials and tall grasses will be on both sides of the entrance from Route 32. The roof of building will be grey, the existing stucco will be painted white with a cedar shake on the front and north side. A sign will be installed by the entrance door. Existing lights will remain, including an illuminated sign by the entrance of the property. There is a Flood light on the north and south side of the building and two wall light fixtures on the rear of the building. A light will be installed on each entrance to the building of the commercial space on the south and east side of the building.

Post-Anyone present for the Public Hearing. Public comments:

Ann & John Emerick, 33 Spruce Lane – Primary concern is regarding the traffic. There is a sharp turn from the north heading south that will create a hazard for someone that is entering the property from that direction. There is no shoulder on the road for a person to pull off to the right before turning and ensure that someone behind them will be able to go around. Kogon-will only be using the Route 32 commercial entrance that is for this property, will not be accessing the Spruce Lane ROW and therefore individuals will have more time to after the sharp turn to exit Route 32 safely. This will not be a high traffic retail shop and was used as a retail shop previously, sign shop, and will be using the same access that prior business did. There will only be seven parking spaces, two of which will be employees, most likely. There will be a privacy fence installed through the ROW to Spruce Lane so that individuals can not enter or exit via that ROW. Emerick-does not show that on the site plan, was in the Building Department to see today. There is a fence, but it does not show it going across the ROW. Kogon-will be happy to install across the ROW, that was the intention, the site plan will be updated. Emerick-this was not an existing retail space that individuals would drive by and decide to stop and see what the business had to offer; it was a sign shop that did work in house. The only traffic was to pick-up or drop-off for their services. The increase in traffic creates the concern for safety. Kogon-do not plan to have a high traffic

business, the coffee shop will only offer coffee to individuals that are going in the antique retail space, it is an accessory to the antique shop. Post-anymore public comments/concerns? None.

A motion was made by Goldberg, seconded by Furman, to close the Public Hearing. All in favor, none opposed, carried. Closed at 7:58 pm.

Post-the site plan will have to be updated to reflect the extension of the fence through the ROW to Spruce Lane. Goldberg-Shuster's review it mentions that no physical barriers have be indicated for the ROWs. A physical barrier must be installed for both ROWs. Where is the parking for the tenant, is it on the north side of the building? Kogon-yes. Goldberg-lighting on the parking side of the building. Kogon-Flood light will remain, and a new light fixture will be installed by the entrance door. Ellsworth-As per the Ulster County Planning Board's (UCPB) recommendation all lighting needs to be LED and reflecting downward. There is a parking lot in the rear of the building that leads out to Spruce Lane, but it is not on the site plan at all. What is that being used for? Kogon-there is a tenant that uses that parking, my son. Post-any parking, apartments, etc. must be included on the final site plan to ensure that all usage is accurate. Ellsworth-may want to put a gate on the fence that will cross the ROW to Spruce Lane for access and maintenance to the rental.

Review of the UCPB recommendations:

1. Access Management-Recommendation to use the ROWs for access. A motion was made by Goldberg, seconded by Furman, to override the UCPB recommendation for required modification because of safety issues that may be created using the private roads to the north and south for access. All in favor, none opposed, carried.
2. Lighting-Recommendation for submittal of lighting details. Will forward the submitted lighting plan to the UCPB for review
3. Signage-Recommendation to have the sign details provided to the Town Planning Board for review. This is done by the Building Department during the permitting process.

Post-as has been done in the past would like to add the condition that the Special Use Permit be reviewed in one year. All in agreement. A motion was made by Goldberg, seconded by Tiano, to approve the Site Plan with changes as discussed; barriers to block the access of the ROWs to Villiard Lane and Spruce Lane from the retail space, include all parking and apartments located on the property. Approval of the Special Use Permit, with review in one year. All in favor, none opposed, carried.

OLD BUSINESS:

NONE

PRE-HEARING CONFERENCE:

1. Site Plan, William Peetoom, 56 River Road. Presented by William Peetoom, owner. The property is in the Waterfront Overlay district. There was a terrace 75+ years ago and was taken down in the 1960's. Mr. Peetoom's elderly father lives on that side of the duplex and the remaining platform has become unsafe for him to access or use. Would like to replace with something more suitable for him so that he may enjoy that outside space. On the EAF form #20 was answered incorrectly, as it was automatically checked off for Mr. Peetoom when he filled the form out online. Mr. Peetoom does not believe that the site has been the subject of remediation for hazardous waste. A motion was made by Goldberg, seconded by Hlavaty to declare a Type II action under SEQR. All in favor, none opposed, carried. A motion was made by Goldberg, seconded by Ellsworth, to approve that site plan as described on the submitted site plan. All in favor, none opposed, carried.

2. Minor Subdivision, Martec/Demetri Kolokotronis, 44 Pine Tree Lane. Presented by Mike Vetere, Vetere Land Surveying, for the applicant. The applicant would like to subdivide a 4.791+/- acre lot from a larger, 19+/- acre lot, creating two lots. There is already a driveway into the proposed new parcel, have contacted the

Highway Department to ensure this is a legal curb cut. Will need a letter for feasibility of a septic. An existing house is on the 19+/-acre and will remain on the larger. Post-soil testing? Vetere-will be done when the engineer is there for the septic feasibility. The land is all flat and where the house will be situated when it will be developed. Goldberg-why subdividing into the flag-lot shape? Vetere-would like to use the driveway that already exists for access to Pine Tree Lane. A motion was made by Goldberg, seconded by Furman to declare this an Unlisted Action under SEQR. All in favor, none opposed, carried. A motion was made by Goldberg, seconded by Tiano, to approve a negative declaration. All in favor, none opposed, carried. Referral to the Ulster County Planning Board is not required. A motion was made by Goldberg, seconded by Tiano, to set the public hearing for November 19, 2019. All in favor, none opposed, carried.

3. Site Plan/SUP, Porter & Sara Fox, 252 Charles Hommel Road. Presented by Porter Fox, owner. The applicant currently has two converted shipping container cabins on the property, one has a Certificate of Occupancy (C of O) and the second will have the C of O shortly. Looking to put two additional converted shipping container cabins on the property to rent. Learned in the workshop that the roads will need to be brought up to the updated private rural road standards of the town, a copy of the approved standards was received. Ellsworth-just a comment since my family is in the campground business, there are a different set of standards that must be met with receiving a C of O for a rental property, check with the Building Inspector to ensure that you are following all those regulations. Looked in the Building Department files and the one C of O that is already instated is only for personal use. Code issues will be involved and must be addressed when using a space for public use. The letter on file from the Health Department for the composting toilet was for personal use and rentals may require a different type of composting toilet, check with County and State Health Departments to confirm. If this is being categorized as a campground there are NYS regulations that must be followed as well. Fox-Have had many conversations with Matt, Ulster County Health Department, regarding this application. Post-Once you have a SUP allowing you to do business in this district, you will have to work out the details and approvals for the C of O of a rental. Fox-Road issues to be addressed, have included a hammerhead turn around for emergency vehicle ease of access and conform with the Town of Saugerties rural road standards. Is it possible to receive conditional approval which will require the road work to be completed prior to renting out any of the container cabins? Post-yes. Ellsworth-access to cabin #4? Fox-will improve the current skid trail and create a circle drive around cabin #4. Furman-how will you deal with grey water? Provide potable water? Will there be showers? Fox-there will be grey water stations provided and provide 4 five-gallon potable water containers for use to renters. Access to a gravity fed camping shower. Working the details out with Matt/UCPB. Furman-Heating? Fox-each container cabin will have a woodstove. Goldberg-what kind of timeframe do you plan to rent, long-term/short-term? Is there cell service, electricity? Fox-weekends in the summer mostly but can rent throughout the year. Cell service is good in the area for emergency contact, if necessary. Will provide power packs in all units for electricity and ensure that renters can charge their cell phones. A motion was made by Goldberg, seconded by Hlavaty, to declare the application an Unlisted Action under SEQR. All in favor, none opposed, carried. A motion was made by Goldberg, seconded by Furman, to approve a negative declaration. All in favor, none opposed, carried. A motion was made by Goldberg, seconded by Tiano, to set the public hearing for November 19, 2019. All in favor, none opposed, carried. Will need to contact the Highway Department for comments/approval.

4. Lot Line Revision, A. Montano Co., Inc., 2890 Route 32. Presented by Dan McCarthy, Praetorius and Conrad, P.C. The applicant/owner would like to remove the between Parcel 1 and Parcel 2, both of which are owned by Anthony Montano (owner of A. Montano, Co., Inc.). Existing access is via Parcel 2. A motion was made by Goldberg, seconded by Hlavaty, to declare this a Type II Action under SEQR. All in favor, none opposed, carried. A motion was made by Goldberg, seconded by Furman, to approve the lot line deletion. All in favor, none opposed, carried.

5. Minor Subdivision, Meyer & Naomi Rothberg, 420 Charles Hommel Road. Presented by Dan McCarthy, Praetorius and Conrad, P.C. The applicant would like to subdivide Parcel 1, a 10+/- acre lot with existing house, from a 56-acre lot. The remaining, Parcel II, will be 46+/- acres and will be donated to the Woodstock

Conservancy. Ellsworth-Access to Parcel II. McCarthy-walking access as it will be donated to the Conservancy. Post-can be noted as an unbuildable lot as a result of the proposed subdivision. Rothberg-would be able to make an unbuildable note on the final map. A motion was made by Goldberg, seconded by Ellsworth, to declare this an Unlisted Action under SEQR. All in favor, none opposed, carried. A motion was made by Goldberg, seconded by Tiano, to approve a negative declaration. All in favor, none opposed, carried. A motion was made by Goldberg, seconded by Tiano, to set the public hearing for November 19, 2019. All in favor, none opposed, carried.

6. Site Plan/SUP, Autocamp/Family Real Property Holdings, LLC, 882 Route 212. Ellsworth-recused himself from review of this application as he is a neighbor. Presented by Bruce Utter, Praetorius and Conrad, P.C. Also present: Shane Ott (Autocamp), Andrew Kutchen and Michael Luft-Weissberg (Workshop APD), Victoria Palidoro (Rodenhause Chale & Polidoro LLP, Land Use Council) and Paul Novack (Investor – Whitman Peterson). The applicant would like to purchase the KOA Campground and create a vintage Airstream campground. Ott-Autocamp was started in 2013 and is based out of Santa Barbara, CA, where the first Airstream campground was opened. Airstream has since become a partner with Autocamp. Opened a second Autocamp in an existing KOA in Yosemite last spring and currently working on a location to open in Cape Cod in 2020. The concept is to introduce people to nature and create a base camp, when they may have not had the ability to do so before. Utter-The parcel is a 37+/- acre lot with an existing curb cut from Route 212. There are currently 95 sites at the existing KOA campground and Autocamp will keep the same number of sites but re-configure slightly. There will be no incoming RV's permitted, patrons will rent an Airstream RV or cabin that is already on-site. The lot is Residential Hamlet in the front part and Medium Density Residential in the rear. New York State Department of Environmental Conservation looked at the wetlands located in the front of the parcel, now considered State wetlands. The sites will be gravel and plan to reduce the amount of gravel, reduce stormwater and make "greener". A few sites will be moved to ensure compliance with the 50' setback requirement. Will be replacing the central sewer system and well. The plan is to use the campground year around. Will modify the curb cut to DOT (Department of Transportation) current standards. Cars will enter into a central are for registration at the "Clubhouse" then park in one location. Guests will be transported to their rented Airstream or cabin via golf cart. The roadways will be 16' wide and hammerheads will be included for turn around. Studies have been done on the front part of the parcel for endangered species and the long-eared bat and Indiana bat have been found. Precautionary measures will be taken to insure they are not disturbed, no adverse chemicals will be used and tree cutting will be monitored by bat location. A traffic study was completed by Creighton Manning, there will be the same trip number going in and out of the location, but the type of traffic will be much less and with less of an impact due to no RV/Motorhomes being brought in or out the property. Phase I archeology study was done, and the outcome will be submitted to the Board. All lighting will be LED downward facing, the lighting plan will be submitted when completed. A packet of the types plantings was submitted for review. What specific areas would the Board like landscaping to be detailed? Around the main parking area, clubhouse, entrance, etc.? Furman-are the cabins permanent structures? Are there separate bath houses? Utter-no they are on wheels and considered Recreational Vehicles. Each unit will have a bathroom/shower. There will be a clubhouse with a recreation field. Bikes will be available for use at the clubhouse. Golf carts will be used for maintenance, cleaning and transportation of guest belongings. There are two central proposed fire pits. There are existing trees between sites. The current impervious surface of the KOA is 4.5 acres and the applicant's site plan has decreased the impervious surface by 3/10 of an acre. Reclaiming soil, using gravel for run off, concrete pads on each site and using mulch. Furman-Length of stay, long-term/short-term? Ott-short term use. Utter-also could be used for corporate retreats, the idea is that the clubhouse will only be used by guests and not for general public rental. There will be 127 parking spaces provided in the main parking lot. Tiano-will each site have a fire pit? Kutchen-yes. Tiano-will there be an amphitheater? Polidoro-more information will be given regarding those type of details for the next submission. Utter-there are existing nature trails and intermittent stream. Furman-water features? Utter-there is an existing pond. Polidoro-not proposed as a swimming hole. Goldberg-occupancy expectations/traffic? Size and layout to remain similar to the current KOA campground without the same type of traffic, some changes in

entertainment area but similar? Utter-at the time of the traffic study the current KOA has been 65% generally and 100% during the Holidays. Polidoro-redevelopment of an existing site with the same number of units in a manner that will be an improvement but there will be improvements in setbacks, fire access, stormwater and the addition of the clubhouse. Make note that in the application it states that "No trees will be removed" this is incorrect, there will be minimal removal and will be done during the winter to ensure no disturbance of the long-eared bat and Indiana bat, selective removal. Utter-selective thinning of trees once the units are installed, minimize the impervious surface which has been reduced already by 18%. Stormwater because this is a redevelopment project will treat 25%, stormwater area on the southern loop and added a couple of possible areas by the parking area and main loop. Kutchen-currently multi bldgs. that will be removed and the installation of a clubhouse, barn like structure. Will be a 4,000 square foot one-story building with 5,000 square feet under cover. Will use reclaimed wood, with a black roof/trim. Want to keep as many trees as possible. Goldberg-will the staff live on-site? Will maintenance be available 24-hours/day? Ott-there will be staff on duty 24-hours/day, but staff will not live on-site. Daily staff will consist of approximately 10-20 staff members; including front desk, housekeeping and maintenance. Furman-is there a picture of the unit that will be used? Polidoro-it is the basic silver vintage Airstream. Utter-the lighting plan is being completed and will be submitted for review. The Landscaping plan will concentrate on the areas by the road and parking lot. Post-the islands in the parking lot, will they be used for plantings? Utter-yes and around the entire parking areas. Tiano-is there a history of the intermittent stream flooding? Utter-none known, it remained dry most of this summer. Ellsworth-knowing the area it does not flood often, even when we have had hurricanes. Utter-contacts will be made to DOT for the entrance, Ulster County Health Department and the DEC for stormwater. Have met with the Centerville Firefighter Heppner to discuss fire apparatus access and his concern was to ensure there will be a proper turning radius installed. Goldberg-walking paths? Utter-there are several that will remain and continue to be used. Hlavaty-what is the expected duration of construction? Utter-approximately 1-year. Novack-would like to begin spring 2020 and open the May of 2021. Will be referred to the Ulster County Planning Board when the Negative Declaration is approved.

A motion was made by Goldberg, seconded by Tiano, to declare an Unlisted Action under SEQR. All in favor, none opposed, carried. A motion was made by Furman, seconded by Hlavaty, intent to serve as lead agency. All in favor, none opposed, carried. No further action can be taken by the Board at this time.

7. Minor Subdivision, Ronald & Donna Beiter, 54 Brink Road. Presented by Dan McCarthy, Praetorius & Conrad, P.C. The applicant would like to split one parcel into two, contract to put a ROW along the west line of tax lot #35 and will service both lots. Ellsworth-425' ROW, snow removal issue, there is no where to plow it at the end, where will it be pushed to get out of the way without putting the snow on to someone else' property? McCarthy-50' wide ROW, could push some on one side of the road and some on the other. Ellsworth-make a notation on the sketch plan that gives a space to push the snow when removed, continue the ROW down so that there is a space to move snow, without infringing on someone's property. McCarthy- Tom Conrad's project so will discuss. Sketch plan at this point and will offer the suggest. Goldberg-weird shape of Lot 1? McCarthy-not sure but will ask Tom. The setback may determine that, maybe leave a little room for the house or septic, vacant at this time. A motion was made by Goldberg, seconded by Tiano, to declare an Unlisted Action under SEQR. All in favor, none opposed, carried. A motion was made by Goldberg, seconded by Ellsworth, to approve a negative declaration. All in favor, none opposed, carried. A motion was made by Goldberg, seconded by Hlavaty, to schedule the public hearing for November 19, 2019. All in favor, none opposed, carried.

OTHER BUSINESS:

- June 18, 2019 Planning Board Meeting Minutes were amended regarding the A. Montano application to include approval of "Site Plan" in the wording. A motion was made by Goldberg, seconded by Tiano, to accept the June 18, 2019 minutes as amended. All in favor, none opposed, carried.

- Mike Moriello submitted a request to extend the Agawam/Wyldwick River Camp Site Plan/SUP approval for a 1-year period. A motion was made by Goldberg, seconded by Furman, to approve a 1-year extension. All in favor, none opposed, carried.

ADJOURNMENT:

Since there was no further business to discuss, a motion by Tiano, seconded by Furman, to adjourn the meeting at 10:01 pm. All in favor, none opposed, carried.

Respectfully Submitted by,

Becky Bertorelli
Planning Board Secretary