



TOWN OF SAUGERTIES PLANNING BOARD

SAUGERTIES, NEW YORK 12477

PLANNING BOARD MINUTES MARCH 30, 2004

Three 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 7:38p.m. Present were William Brandt, Carole Furman, William Creen, John Rinaldo, Howard Post, George Collins and James Bruno. Tom Macarell and Deborah Howes, Planner, were present.

A motion by Post, seconded by Rinaldo to approve the February 2004 Minutes. All in favor, none opposed, carried.

PUBLIC HEARING:

1. Major -Brenda Shoshanna & Ariella Reiss-Houtman Rd. -Opened public hearing at 7:45p.m.- Maps presented by Lou Powell- no comments. 34 acres into 3 single family -7, 7 & 21 acres- individual wells and septic. A motion by Post, seconded by Furman to close hearing at 7:46p.m. All in favor, none opposed, carried. Question on leach field in wet lands-they are at least 100ft. away from wetlands. A motion by Post, seconded by Bruno to grant a Neg Dec. All in favor, none opposed, carried. A motion by Brandt, seconded by Post to grant Preliminary Plat approval, waive submission of Final Plat and grant Conditional Final approval pending Highway curb cut approval, Health Dept. approval and owner's signature and Planning Board signature block. All in favor, none opposed, carried. Received receipt cards and Seqr.
2. Minor-Anna Kohen DeRowe-Rt. 212-Opened public hearing at 7:54p.m.-Maps presented by Tom Conrad-Has Health Dept. approval-A motion by Post, seconded by Furman to close hearing at 7:55p.m. All in favor, none opposed, carried. A motion by Brandt, seconded by Bruno to grant a Neg Dec. All in favor, none opposed, carried. A motion by Brandt, seconded by Bruno to grant Preliminary Plat approval, waive submission of Final Plat and grant Final plat approval. All in favor, none opposed, carried. Received receipt cards, Seqr. and signed maps.
3. Minor-John Mullen / Leading Edge Developers-Snyder Rd.-Opened public hearing at 8:00p.m.-Maps presented by Tom Conrad-7 acres subdivided out of 35 remaining acres-No Health Dept. approval needed. Has 50ft. right of way and will plot to center line. A motion by Post, seconded by Furman to close hearing at 8:02p.m. All in favor, none opposed, carried. Waived 1200ft. right of way rule last month. A motion by Brandt, seconded by Post for a Neg Dec. All in favor, none opposed, carried. A motion by Brandt, seconded by Rinaldi to grant Preliminary Plat approval and grant Conditional Final approval pending owner's signature and metes and bounds to center line of right-of-way.

OLD BUSINESS:

1. Major-John Cimorelli-Blue Stone Park- Maps presented by John Cimorelli-5 lots-will give each parcel a part of the road (17ft. of drive). The old subdivision was never filed. Planning Bd., Town Engineer and Dave Rider, Engineer for applicant met at site-discussed and cut 8 lots down to 5 lots to make an acceptable subdivision. A motion by Brandt, seconded by Post to grant sketch plan approval and to schedule a public hearing for April 20, 2004. All in favor, none opposed, carried.

2. Site Plan-Gas Land- Rt. 9W-Maps presented by Richard Praetorius-convenience store and gas station-removal of old pumps and add new ones with canopies. Northerly most entrance is corrected from 350ft. to 150ft. per Town Engineer review. Is a Pizza place now. Needs to check on number of parking spaces. Planning Bd. was Lead Agency last year. A motion by Brandt, seconded by Post to grant a Neg Dec on long Seqr. Form. All in favor, none opposed, carried. A motion by Brandt, seconded by Post to grant Preliminary Plat approval, waive submission of Final Plat and grant Conditional Final approval pending revised maps for parking spaces for a restaurant for the existing building. All in favor, none opposed, carried. Will send final review to Co. Planning Bd. on March 31, 2004.

3. Major-Tom Sperl-Glacier Park - Phases 3 & 4-10 lots-Maps presented by Richard Praetorius-wants release. A motion by Brandt, seconded by Post to release Phases 3 & 4 of Glacier Park pending performance bond, Inspection Fees and Health Dept. approval. All in favor, none opposed, carried.

PRE-HEARING CONFERENCE:

1. Site Plan & Special Use Permit-Birchez / Julie Miron - Rt. 9W-Maps presented by Steve Aaron-60 unit affordable senior housing-single story, separate entrances, 1 & 2 bedroom, laundry on site, community building with kitchen, computer hook ups and office. Ulster Co. Rural Bus stop, will provide outreach for special needs and equipped with emergency call cord. Will try and save big trees. Will address drainage and water problem around whole site and status of culvert. Has high water table. In Gateway Overlay. Landscaping of crab apple, magnolia, spruce and pine. Will have a Northbound slip lane and a looping drive. Has Town sewer and water. Discussed archeological review, parking for 65 cars, lighting, traffic impact, signage and utilities plan. Furman recused herself for this vote. A motion by Brandt, seconded by Post for sketch approval. All in favor, none opposed, carried.

2. Lot line revision-Alberta Nelson / Gayle McBennett - Rt. 9W & Glasco Turnpike- Maps presented by Tom Conrad. Wants to reconfigure 3 lots with 3 residence on each lot. One lot will be smaller. Still making a bad situation better. Creen spoke with ZBA and they agree. Does not need a variance. A motion by Brandt, seconded by Post to waive public hearing. All in favor, none opposed, carried. A motion by Brandt, seconded by Post for a Neg Dec. All in favor, none opposed, carried. A motion by Brandt, seconded by Post to grant preliminary approval, waive Final Plat submission and grant Conditional Final approval pending owner's signature and receipt of maps. All in favor, none opposed, carried.


3. Major-Raymond Rothe - Kate Yaeger Rd.-Maps presented by Raymond Rothe. 20 acres subdivided into two 10 acre parcels and will take a small piece and add to his lot. Is a major due to being subdivided within 3 years. Needs to show access of driveway for each lot. A motion by Brandt, seconded by Post to approve sketch plan. All in favor, none opposed, carried.

MISCELLANEOUS:

1. John Bolotti- A motion by Brandt, seconded by Post to update and re-sign extension of maps. All in favor, none opposed, carried.
2. Greta Dobkins-A motion by Post, seconded by Bruno to approve 2nd and final extension All in favor, none opposed, carried.
3. John Farther - signed and received 2 maps.
4. Discussed going to 2 meetings a month - Public hearings on the 3rd Tuesday and new and old business on the 1st Monday.

Since there was no further business to discuss, a motion by Post, seconded by Bruno to adjourn the meeting at 10:15p.m.

Respectfully submitted,


Juahita M. Wilsey,
Recording Secretary