



PLANNING BOARD MINUTES  
FOR APRIL 21, 2015

Post lead the Pledge of Allegiance.

Minutes recorded by Paul Andreassen and typed by Juanita Wilsey, Recording Secretary.

No public hearings were scheduled for this meeting. Howard Post, Chairman, opened the meeting at 7:30p.m. Present were Howard Post, Paul Andreassen, William Hayes, Carol Furman, Kenneth Goldberg and Dan Weeks. Absent: William Creen and Michael Tiano. James Bruno, Liaison, was present. MaryAnne Wrolsen, CAC, was present. Dan Shuster, Consultant, was present.

A motion by Weeks, seconded by Furman to accept the March 2015 Minutes with corrections on Cellco minutes. Motion carried. Goldberg abstained.

**PUBLIC HEARINGS:**

None.

**OLD BUSINESS:**

1. Site Plan-Special Use Permit-Amalicia Addrizzo/Cellco Partnership d/b/a Verizon-Schoolhouse Road. No representation. Shuster-stated that PIBd accepts Lead Agency. More information is needed. Visual Assessment-balloon test, etc. Balloon tests to be done in next two weeks and advertised when taking place. After balloon test is done the PIBd will make Determination of Significance. Weeks-stated and quoted from the Zoning. A motion by Weeks, seconded by Furman to have balloon test last at least longer than the four hours, possibly one day for 6 hours 5ft. wide diameter and bright red. All in favor, none opposed, carried.

2. Site Plan-Saugerties NY Development LP-Rt. 32N. Plans presented by Richard Praetorius and Michael Moriello, Esq. Overview of project-location on Rt. 32N opposite southbound exit of NYS Thruway-a hotel with 86 units-4 story building with two separate restaurant buildings one 4,000sq.ft and one 5,000sq.ft. Phase I is hotel. Shuster-Lead Agency will be under the review of PIBd and more information is needed to make a Determination of Significance. Concerns are water, sewer, visual impacts, traffic and so on. Need input on Wynkoop House and Architectural. Praetorius-stated that a park and ride with DOT is in the works. Discussion on lighting, traffic lights, etc. Weeks-discussed his interaction with DOT's website and is concerned that he may have crossed an ethical line by not alerting the DOT website interaction that he was a PIBd member. It appears to be an innocent error. Further discussion on turning lanes. Park and Ride detail etc. Shuster-timing is good whereby the DOT Park and Ride project is somewhat

discussed the visual simulation. Weeks-concerned about lighting plan and the large project. Praetorius-disturbance slightly over 5 acres. Build site is agreeably "tight". Discussion of the building orientation and maintaining some trees and vegetation in the buffer areas. Shuster-thinks most vegetation will be lost and parking will be arranged as adequately as possible. Moriello-concurs that SEQR review will include all build out. Furman and Weeks asking about the concerns for the Gateway Overlay and potential impacts. Discussion on segmentation of the project between Board and Developer representatives Praetorius and Moriello-tape recorder turned on at 8:05pm to record the discussion. Summary typed by Juanita Wilsey from tape: "Discussion on 2 out buildings cannot show architecture now but can show layout now. Shuster-not to forth coming on the design. Weeks-another project gave all details and it sailed through PIBd process. Discussion on drive through and Shuster said why not put it in the back not out front. Weeks-probably because close and did not want all the traffic deeper into the property but he is more concerned with parking and screening. Moriello-can bring this all back to the developer. Weeks-also another rendering of hotel as this is a nice site and should do it right. Shuster-Historical sensitivity too. Moriello-any farms within 500ft. for Agricultural Town Law. No working farms. Moriello-sent to Village and Town and Dennis Larios is reviewing the outside users of water. Discussion on Augusta Road Maintenance. Jeff Hogan from Praetorius & Conrad added Town maintained to where road splits. All electrical service will be underground. Other reports to be submitted for Historical and Architecture review, Endangered species report was submitted, stormwater being revised and grading was discussed. Setting up Gateway Overlay meeting with Dennis Larios and UICoPIBd on lighting, etc. All the Ash trees are dead from the Emerald Bore." A motion by Weeks, seconded by Furman declaring Lead Agency with intent. All in favor, none opposed, carried.

3. Site Plan-Paul Page/Farmhouse Commons-Rt. 32S. Plans presented by Bruce Utter. Explained 80 unit apartment complex with 32 one bedrooms and 48 two bedrooms with 141 parking spaces. Eight buildings on 13 acres. Using same access and same stormwater. Utter explained written record of all former proposals of Crowne Management and Dickinson's Keep and finally proposal for Farmhouse Commons. Engineers feel all impacts have been addressed and agree to update traffic study. Shuster asked about impacts on schools. Weeks feels that some school studies may not have reflected actual conditions and circumstances. Post brought up Glasco Fire District concerns. Moriello read letter out loud concerning service access and water supply. Utter-the hammer head turn-arounds are allowed by the fire code and through the building inspectors office. Hydrants are for flushing not fire fighting purposes. Weeks-discussion regarding Pauline Lane. Shuster discussed the various tie in with adjacent lots and circulation. Post added information about past projects, traffic flow, etc. Shuster suggested SEQR determination before the public hearing is scheduled. Moriello will draft Neg Dec for review and change as the PIBd desires.

#### PRE-HEARING CONFERENCE:

1. Lot Line Revision-Louis Torelli and James Torelli-Kings Highway. Plans presented by Michael Vetere, III. Lot line to eliminate encroachment of existing outbuildings. A motion by Goldberg, seconded by Furman to declare as a Type II Action. All in favor,

none opposed, carried. A motion by Goldberg, seconded by Furman to waive public hearing. All in favor, none opposed, carried. A motion by Weeks, seconded by Furman to grant Conditional Final approval pending the Condition that the free standing structures are not to be made permanent. All in favor, none opposed, carried.

2. Lot Line Revision-Peter and Deborah Bazzani-Browns Lane. Plans presented by Jeffrey Hogan. Conveying a portion of land from one Bazzani lot to the other Bazzani lot. Access is an issue. Hogan-have discussed a Road Maintenance Agreement. A motion by Goldberg, seconded by Furman declare as a Type II Action. All in favor, none opposed, carried. A motion by Goldberg, seconded by Furman to waive public hearing. All in favor, none opposed, carried. A motion by Goldberg, seconded by Furman to grant Conditional Final approval pending Road Maintenance Agreement. All in favor, none opposed, carried.

3. Major-John Stowell-Rt. 32S. Plans presented by Christopher DiChiaro. One lot subdivision for duplex. Weeks asked how setbacks can be encroached without a variance. Post said much like Twin Maples as lot lines often established after structure is constructed then the lot lines are drawn in the "as-built". Shuster-discussion over the submission is in keeping with the spirit and interest of the statutes. Goldberg asked about traffic studies. Discussion that the proposal is currently for a two family building. Shuster stated that all future subdivisions at this site should be accompanied by a new EAF. A motion by Goldberg, seconded by Furman to declare as an Unlisted Action. All in favor, none opposed, carried. A motion by Goldberg, seconded by Furman for a Neg Dec. All in favor, none opposed, carried. A motion by Goldberg, seconded by Furman to schedule a public hearing after all previous requirements are satisfied with the Major subdivision that has Conditional Final approval. All in favor, none opposed, carried.

#### MISCELLANEOUS:

1. Received Zoning Board Materials.

Since there was no further business to discuss, a motion by Tiano, seconded by Andreassen to adjourn the meeting at 9:25p.m. All in favor, none opposed, carried.

Typed by:

Juanita M. Wilsey,  
Recording Secretary