

PLANNING BOARD  
MINUTES FOR FEBRUARY 15, 2011

One public hearing was scheduled for this meeting. Howard Post, Chairman, opened the meeting at 7:30p.m. Present were Paul Andreassen, Howard Post, Carole Furman, William Creen, William Hayes, Dan Weeks, Ken Goldberg and Michael Tiano. Bruce Leighton, Liaison, was present. Dan Shuster, Town Planner, was present.

A motion by Creen, seconded by Andreassen to accept the January 2011 Minutes. Goldberg abstained. Motion carried.

**PUBLIC HEARINGS:**

Before Public Hearing was opened the attached Resolution to approve a Neg Dec was read and incorporated into the Minutes. A motion by Creen, seconded by Weeks to approve the Resolution for the Neg Dec. All in favor, none opposed, carried.

1. Lot Line Revision and Site Plan-Vertis, Inc. / Central Hudson Gas and Electric Corp.- Rt. 212 and Tomson Rd. Opened public hearing at 7:33p.m. Plans presented by Jennifer Van Tuyl, Esq. of Cuddy & Feder, LLP. Plans to move Saugerties substation from Rt. 212 to Tomson Road parcel and upgrade the station. There is one station in Hurley(Kingston) and one in Catskill. Needs three permits: (a). Lot line reconfiguration to enlarge the Lot so station can be constructed back away from residential properties and into commercial properties. There are two different Zoning Districts on this parcel which do not permit this use so that area will be used as a buffer. Access will be off Tomson Road only. (b.) Special Use Permit-station will be set back with open space with a 150ft. buffer and landscaped. This will protect residential neighbors and will be tucked into hill so not noticeable. Property is at elevation 254ft. above mean sea level and the substation will be at elevation 220ft. A gravel base, no septic, no permanent buildings and fenced. (c). Protection of water and dealing with stormwater in aquifer-they submitted a stormwater plan that has been approved by the Town Engineer and a plan that will collect all oil. Comments: Elisabeth Kolb-concerned with height of structures and humming noise added to the existing Thru-way noise and radiation. Van Tuyl-there will be no buildings, everything will be under 35ft. except for 4 very thin wire towers that will be 57ft. Showed before and after photos. Will be able to see substation from Rt. 212 but it will be in the background. Their study shows the

transformer humming is 10 decibels below local ambient noise level. The new transforms are quieter and will not be audible. No substantial change, just upgrading and moving to a better location. No more EMF than before. Can review all studies at Town Hall. Bill Mayer-owner of McDonalds, next to old substation-he does not hear anything from the old station now. Wondering if this will increase capacity and eliminate brownouts and blackouts, spikes and get cleaner power; would like to see old space used as a Park & Ride; will old towers stay and will new ones be built; and erosion concerns. Van Tuyl and Associates-new station will serve 9,500 people and grow for future use. The old station cannot handle capacity now and Kingston and Catskill stations are helping; discussions are underway on Town uses for old site. A motion by Creen, seconded by Weeks to close hearing at 8:05p.m. All in favor, none opposed, carried. Post read the attached Resolution to approve the Lot Line Revision. Weeks-concerned with testing of soil at old site and will Pl. Bd. be informed of results. VanTuyl-will be done before just as new station turns on and old turns off. Post-the DEC will be involved and if there is a problem the Town and Pl. Bd. will be informed. A motion by Furman, seconded by Weeks to accept the Lot Line Revision Resolution and grant Preliminary Plat approval, waive submission of Final Plat and grant Final approval. All in favor, none opposed, carried. Post read the attached Resolution to approve the Site Plan and Special Use Permit. A motion by Andreassen, seconded by Furman to accept the Site Plan and Special Use Permit and grant Preliminary Plat approval, waive submission of Final Plan and grant Final approval. All in favor, none opposed, carried. Van Tuyl appreciated the work and time Pl. Bd. put into this project. Received receipt cards, Neg Dec and Resolutions.

#### OLD BUSINESS:

1. Site Plan-Kim Matthews /KMM Homes-Madison Ave.-Plans presented by Jeff Hogan. Approve 4 units to build out property with total of 30 units. A motion by Goldberg, seconded by Weeks to grant a Neg Dec. All in favor, none opposed, carried. A motion by Furman, seconded by Weeks to grant Final approval on site plan. All in favor, none opposed, carried. Received Seqr. and 2 signed site plans.

#### PRE-HEARING CONFERENCE:

1. Major-Bishop's Gate-Canterbury Drive-Plans presented by Jeff Hogan. Timbest, Inc. project has 165 Lots in subdivision. There are 5 Lots not released. Now requesting release of Lot 75 which is situated by pump station. Moved forced main but there is a sewer easement through Lot that impedes development and will be abandoned. A motion by Furman, seconded by Weeks to waive the public hearing on the Final Plat. All in favor, none opposed, carried. A motion by Creen, seconded by Weeks to grant Conditional Final approval pending payment of fees, removal of the sewer easement and signatures. All in favor, none opposed, carried.

2. Lot Line Revision-Gunter Martin-Lauren Tice Road- Plans presented by Gunter Martin. Applicant is adding 3.7 acres to his existing 2.2 acre parcel and selling the remaining Lot. The long dotted line is an old line not relevant to this action. A motion by Goldberg, seconded by Furman to declare this a Type II Action. All in favor, none

opposed, carried. A motion by Andreassen, seconded by Furman to waive a public hearing per Section 323 by super majority. All in favor, none opposed, carried. A motion by Goldberg seconded, by Furman to grant approval of the lot line adjustment and grant Conditional Final approval pending signatures. All in favor, none opposed, carried.

3. Minor-William Muellner-Tondo Avenue-Plans presented by Thomas Conrad. Subdividing a 12+ acre lot. Lot 1 will have 2 acres and Lot 2 will have 10+ acres with existing house. A motion by Goldberg, seconded by Furman to declare an Unlisted Action. All in favor, none opposed, carried. A motion by Creen, seconded by Furman to grant a Neg Dec. All in favor, none opposed, carried. A motion by Creen, seconded by Furman to schedule a public hearing for March 15, 2011. All in favor, none opposed, carried.

MISCELLANEOUS:

1. Welcome to Michael Tiano the new Planning Board Member.
2. Estate of Henry Sauer – signed maps and received 2 signed maps.
3. Received ZBA Minutes.

Since there was no further business to discuss, a motion by Furman, seconded by Tiano to adjourn the meeting at 8:50p.m. All in favor, none opposed, carried.

Respectfully submitted:

Juanita M. Wilsey, Recording Secretary