



PLANNING BOARD MINUTES
FOR SEPTEMBER 19, 2017

The Pledge of Allegiance.

One public hearing was scheduled for this meeting and the public was invited to come forward to review the plans and ask questions. Howard Post, Chairman, opened the meeting at 7:35p.m. Present were Howard Post, Daniel Ellsworth, Carole Furman, Kenneth Goldberg, Len Bouren and Michael Tiano. Absent: Paul Andreassen and William Creen. James Bruno, Liaison, was absent. MaryAnne Wrolsen, CAC, present. Dan Shuster, Consultant, was present.

A motion by Furman, seconded by Bouren to accept the August 2017 Minutes. Motion carried. Tiano abstained.

PUBLIC HEARINGS:

1. Minor-Robert Gippert-Hommelville Road. Plans presented by Michael Vetere, III. Opened the public hearing at 7:37pm. Subdivide 1 acre of 4.50 acres. Access off Hommelville Road. A motion by Furman, seconded by Tiano to close hearing at 7:42pm. 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 approve the Minor subdivision. All in favor, none opposed, carried.

OLD BUSINESS:

1. Site Plan and Special Use Permit-Agawam Hospitality Group LLC-Liberty St and Rt. 32. Plans presented by Bruce Utter. Submitted new plans- has 36 cabins, artist studio, staff building, barn and meeting room. Also a restaurant. Has 20ft. wide access road. DOT prefer to use off Liberty with an emergency access gated with no pull off room on Rt. 32. Stormwater management-rain gardens, retention areas. The lake has changed shape. Grading for lake, building and road. Will avoid wetlands. The archeology report showed 5 sites and 3 sites will avoid. One site is at end of parking lot so moved down and added some parking in another area. Another site is by road so pulled away from tree line to avoid. They found rock and chert. Third site is across from stormwater and the other 2 where paddock and restaurant is going and they are preparing a full study there. Farming activities are still OK to farm. Added utilities- 8 in water line along road and loop back to Rt. 32 and through property will be a 4 in to cabins, etc. Town water will extend system fro whole project. Tiano-is this seasonal. Utter-year round. There are bathrooms in cabins. Tiano-gravel road so fire truck cannot use. Utter-all buildings are within 150ft. of fire road and all up to code. Tiano-hydrants. Utter-in main area and has sprinklers and rest on pressure feed. Pumped and discharge in manhole same as Town

pumps into. Bouren-will it increase. Utter-no it is OK. All will be designed and will work with the company. Road profiles are done. Submitted all studies toward Sear. Shuster-reviewed B&L report and agrees with Plans. This requires a Special Use Permit. Michael Moriello, Esq. Submitted a draft Part 2 for Seqr. Will need a public hearing, referred to UICoPIBd, Neg Dec and Fire Company review. Tiano-who will be using the emergency access. Utter-fire trucks, emergency vehicles and can use in case Liberty Street gets blocked off. Furman-would like to see them look into alternative ways of heating buildings like solar, thermal, etc. Discussion on when giving a Neg Dec and having a public hearing. A motion by Goldberg, seconded by Tiano for a Seqr. determination document to be developed, send to Fire Dept. for review, refer to UICoPIBd and hold a public hearing for October 17, 2017. All in favor none opposed, carried.

PRE-HEARING CONFERENCE:

1. Major-Richard Rothe-Rt. 212. Plans presented by Richard Rothe. The submission plans were done by P&C in 2009 and Thomas Conrad was gracious enough to let application use them. This subdivision is by the School of Rock and mostly on right side of road. There are two homes on one parcel, frontage on Pine Lane and Rt. 212. Wants to subdivide house parcels into two one acre parcels with home on separate lots with accesses off Rt. 212. Then two lots off Pine Lane and remaining lot making a total of 5 Lots with a .8 acre lot across other side of Rt. 212 which is automatically by itself due to a road dividing it (new Town Law). Shuster-that lot needs to be buildable. Rothe-yes. Highway Superintendent has approved the curb cut and will need a copy for the file. Will maintain curb cut off Pine Lane but will not use. There is a stream in center of lot that crosses over Rt. 212 that is a "C" stream and not regulated by DEC. No wetlands. Shuster-will need to prepare a better map and this map is not satisfactory to have a public hearing. Rothe-will put building and septic on but this is a sketch. Shuster-hold of on public hearing until better plans. Furman-is there septic on other lot across Rt. 212. Rothe-not yet but has setbacks from stream. Shuster-needs location map and show stream through property. No public hearing scheduled but next month submit a better map.

2. Lot Line Revision and Site Plan-Minard Farms, LLC-off Delaware Street. Plans presented by Michael Vetere. Have 6 parking spaces and garage and for three studio apartments. Total of 2,800sq.ft. Called Buchanan's and Overlook Estates. Added curbing, sidewalks, plantings and lighting. Will have 29 lights in community-no poles as will be on every building and flood lights. There is no existing drainage or gutters on existing or new buildings as there has never been a drainage problem. Will leave curbing and paving up to PIBd. Shuster-this parcel drops off. Vetere-yes 30ft. away. Tiano-needs a hammerhead turn around for fire trucks. Vetere-has the lot line revision so no easement and can leave open and put in a turn around in open area. Shuster-no drainage how does that work. Vetere-there have been no complaints and no drainage on neighbors but there are two places and flows to steep area and there are two catch basins. Goldberg-you are combining lots, 1,000sq.ft. and adding a 3 family building all else is staying as is. Vetere-yes and will try and match the granite curbing. The existing buildings are about 23 years old and still look fine. Each unit has own garage underneath

unit with two parking spaces. There are 30 bedrooms total on parcel. A motion by Goldberg, seconded by Tiano to declare a Type II Action for the Lot Line Revision. All in favor, none opposed, carried. A motion by Goldberg, seconded by Furman to declare an Unlisted Action for site plan. All in favor, none opposed, carried. A motion by Goldberg, seconded by Furman to approve the log line revision. All in favor, none opposed, carried. Show 20ft. ROW for reserved fire land for emergency vehicles. All in favor, none opposed, carried. A motion by Furman, seconded by Goldberg to schedule a public hearing for the site plan for October 17, 2017. All in favor, none opposed, carried.

3. Lot Line Revision and Minor-Ronald and Donna Beiter-Brink Road. Plans presented by Thomas Conrad. Two lots exist. Taking a strip from larger piece and adding to house lot then remaining create two lots on existing one lot now. Has 2 lots and turn into 3 lots. Need accesses, septic site and house sites for next month. Will be back next month with particulars.

4. Minor and Lot Line Revision-Edward Kovac-Rt. 32S. Plans presented by Thomas Conrad. All parcels were owned by the parents. Kovac lived on Parcel B and Bentley lived on a lot. Parcel 1 and Parcel 2 were to be split between the two children but never done. Ed's son wants to take down house and build on Parcel B. Discussion on getting accesses off Rt. 32 to houses. They are reconfiguring parcels. Can put in a 50ft. road. Ellsworth-deem a 50ft. ROW between parcels on plans now. Conrad-ok. A motion by Furman, seconded by Tiano to grant Conditional Final approval of Lot Line Revision depending upon submission of maps without any of the subdivision. All in favor, none opposed, carried.

5. Lot Line Revision-Ralph Simmons-Main Street-Malden. Plans presented by Thomas Conrad. Owns two lots next to each other. Parcel A is vacant (house was removed) will remove lot line to make one big lot. 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 approve the Lot Line Revision. All in favor, none opposed, carried.

6. Minor and Lot Line Revision-Northeast Solite-off Delaware Street. Plans presented by Thomas Conrad. This is Northeast Solite's parcel by Hudson River that has the little league fields. Applicant is conveying the fields to the Town of Saugerties. Town is receiving part of the undeveloped Genesee and York Street and conveying a piece to Northeast Solite. Town of Saugerties will also convey pieces to adjoining owners. Can delete the undeveloped street now. It was a paper street anyway. Shuster-needs to put everything that has been changed on a map to show what it will look like with all the changes. Have a plan showing now and a plan showing all the changes. A motion by Goldberg, seconded by Tiano 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 Bouren to schedule a public hearing for October 17, 2017. All in favor, none opposed, carried.

7. Lot Line Revision-Town of Saugerties/Glasco Fire Department-off Delaware Street. Plans presented by Thomas Conrad. The Town will convey a piece of the point to the fire company. Ellsworth-will there be enough parking for the ball fields. Conrad-they park along the road, not taking that away and there are bathrooms there too. Shuster-the Town Board approves of it. Ellsworth-no problem with parking with Agawam project. Conrad-no problem. Will put on agenda for October 2017 meeting.

8. Lot Line Revision-Town of Saugerties-Genesee Street. Plans presented by Thomas Conrad. The Town will convey a piece to Northeast Solite. The Town will also convey parcels along York Street and Genesee Street and add to adjoining neighbors to the North. Will need to show the cemetery. A motion by Goldberg, seconded by Tiano

9. Lot Line Revision and Minor-Gary Bischoff-Charles Hommel Road. Plans presented by Dan McCarthy. Has two parcels and is combining into one lot then adding a lot line to put back as two parcels again. A motion by Goldberg, seconded by Furman to declare lot line revision as a Type II Action. All in favor, none opposed, carried. A motion by Goldberg, seconded by Bouren to approve the Lot Line Revisions. 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 Bouren to adjourn the meeting at 9:30pm. All in favor, none opposed, carried.

Submitted by:

Juanita M. Wilsey,