

PLANNING BOARD
MINUTES FOR MARCH 18, 2008

Two (2) 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 James Bruno, Tom Francello, Carole Furman, William Creen, Ken Goldberg and Howard Post. Absent: Ian Leaning. Jeremy Kane, Planner and Nancy Campbell, Town Board were present.

A motion by Post, seconded by Goldberg to accept February 2008 Minutes with changes on Public Hearing Bacchi add chemical and Old Business Crowne add carried motion. All in favor, none opposed, carried.

PUBLIC HEARINGS:

1. Minor -John Gray -Opened public hearing at 7:35p.m.-Maps presented by Tom Conrad. Received lot line revision approval with McKenna in December of 2007. There is an error on property line on Lot 2. This map will correct lot line revision that is Parcel A of 3 acres and add to McKenna property. Lot 1 has existing house of 3 acres and Lot 2 new lot of 9.8 acres. Has Health Dept. approval for Lot 2 but not signed yet. Comments: Scott and Marsha Rubenstein-what are long range plans. Conrad: putting in one house. Septic should be a filled Engineered system. A motion by Post, seconded by Furman to close hearing at 7:40p.m. All in favor, none opposed, carried. A motion by Goldberg, seconded by Post to declare this project as an Unlisted Action. All in favor, none opposed, carried. A motion by Post, seconded by Furman for a Neg Dec. All in favor, none opposed, carried. A motion by Post, seconded by Bruno to grant Conditional Final approval pending Health Dept. approval and owner signatures. All in favor, none opposed, carried. Received Receipt cards and Seqr.

2. Minor-Marie T. Flick Trust-George Sickles Road-Opened public hearing at 7:50p.m.-Maps presented by Tom Conrad. Has 2 existing residences on East side of road with existing Wells and Septics. Both have pieces across the road that are part of the parcels. Has reserve strip on road for Town road maintenance. No comments. A motion by Post, seconded by Furman to close hearing at 7:57p.m. All in favor, none opposed, carried. A motion by Goldberg, seconded by Furman to declare this project as Unlisted Action. All in favor, none opposed, carried. A motion by Post, seconded by Furman for a Neg Dec. All in favor, none opposed, carried. A motion by Post, seconded by Bruno to grant Preliminary Final approval, waive submission of Final Plat and grant Conditional Final approval pending owner signatures. All in favor, none opposed, carried. Received Receipt cards and Seqr.

OLD BUSINESS:

1. Site Plan –Elna Magnetics-Malden Turnpike-Maps presented by Bruce Utter of Praetorius & Conrad, P.C.-Update: Review of Ulster Co. Pl. Bd. comments which were coordinated with Co. Highway and received water and sewer letter from Town Engineer –all issues have been resolved. There is adequate water supply, adding a hydrant and will extend line so there will now be 2 hydrants. Sewer pipes will be 2 inch, Town will not take over so will have a maintenance agreement with other users. These are same plans with these added comments. Have located the dumpster on the plans. A motion by Goldberg, seconded by Furman to declare this an Unlisted Action. All in favor, none opposed, carried. A motion by Post, seconded by Bruno for a Neg Dec. All in favor, none opposed, carried. A motion by Furman, seconded by Bruno to grant Preliminary Plat approval, waive submission of Final Plat and grant Final Plat approval pending all items listed in Town Engineer letter dated March 18, 2008. All in favor, none opposed, carried.

2. Minor-Joan Bilotti – George Sickles Road-Maps presented by Joan Bilotti. Wants to subdivide house from rest of property. Provide access to back of property by a 50ft. ROW as part of Lot 2. Will forward a copy of application and map to Town Highway Superintendent for review of 2 entrances and comment before April meeting (sent out on March 24, 2008). The ROW is curvy. No new houses planned for now. Correct the spelling of road name on map to George Sickles. Discussed shared driveway and Health approval-not subdividing further, this is a large flat parcel so Health approval not needed now. A motion by Goldberg, seconded by Furman to declare this an Unlisted Action. All in favor, none opposed, carried. A motion by Post, seconded by Francello to grant sketch approval and schedule a public hearing for April 15, 2008. All in favor, none opposed, carried.

PRE-HEARING CONFERENCE:

1. Lot line revision-Blue Mt. Builders-Church Rd.-Maps presented by Don Brewer. Received major subdivision approval in June of 2005-NOW when building a house on Lot 4 realized they needed more privacy in back – proposes to take from Lot 3 and add to Lot 4. Needs Location Map. A motion by Post, seconded by Goldberg to waive all but # 1) of Kane’s review (Location Map). All in favor, none opposed, carried. A motion by Post, seconded by Furman to waive public hearing per Section 323. All in favor, none opposed, carried. A motion by Post, seconded by Furman to grant Preliminary Plat approval, waive submission of Final Plat and grant Conditional Final approval pending Location Map and owner signatures. All in favor, none opposed, carried. ***On March 20, 2008 brought updated maps with Location Map and were signed by owner and on March 26, 2008 signed by Planning Board. Received 2 signed copies.***

2. Major-John Cimorelli-Brook Rd. and Blue Stone Hills Drive-WITHDRAWN

3. Pre-application review of Site Plan-SBA Network Services, Inc. / Euronutz-Rt. 212-Maps presented by Christopher Fisher and Ed Frawley-Fisher represents a tower

company. Build tower and Verizon is wireless carrier and others can add on to the same tower. This would cover the Rt. 212 area where there is no coverage. They showed a map where there is coverage and where there is not coverage in the Saugerties area. This would be road and house coverage. So where to put the tower.

Frawley-he is the person who researches and finds property. Most of the properties are in the R2 Zone. Tower needs to be mid-point between other towers. Euronutz property is a prior non-conforming parcel with a billboard and has space for a tower.

Creen-discussed other locations like Centerville Firehouse and Saugerties Fish and Game property that join each other. Discussed height of tower 125ft. – 150ft. Fisher will get information, thinks Thruway tower is 125ft. Sample types are lattice, mono poles (which is suggested here), trees and flag poles. Mono pole has 3 smaller poles on a base. Flag pole would be higher. Can go on computer and find locations of other towers in the area. The Building Inspector has to first decide if he will allow the tower. Can see if Town Attorney can review as this is a public utility and there is a need but have to watch for visual pollution. Fisher-wants to work together to place tower in the right place and will reach out to other locations and prepare for a balloon test for all 3 locations discussed. Discussed testing 2 Saturdays before meeting. Frawley-can due test 3rd Saturday in April alternative Sunday if not then have to do on 4th Saturday. Leave balloon up for 4 hours or so. Thinks Centerville Firehouse tower is maybe 80ft. high. Kane-area coverage is not much difference between 150ft. and 100ft. Fisher-will fly balloon at 15ft. and back it down. Notify neighbors at 500ft. of parcel by regular mail and place on Channel 23. Notify Opus 40 also. They will return to Planning Board under Old Business in April with information. No Application is needed yet.

MISCELLANEOUS:

1. Received ZBA February 2008 Minutes on March 6, 2008 and filed in Bacchi file.
2. Alan Dubrow – received 2 signed maps.
3. David Mauro – received 2 signed maps.

Since there was no further business to discuss, a motion by Creen, seconded by Bruno to adjourn the meeting at 9:15p.m.

Respectfully submitted:

Juanita M. Wilsey,
Recording Secretary