

PLANNING BOARD
MINUTES FOR DECEMBER 20, 2011

No public hearings were scheduled for this meeting. Howard Post, Chairman, opened the meeting at 7:33p.m. Present were Paul Andreassen, Howard Post, William Creen, Ken Goldberg, Mike Tiano, William Hayes, Carole Furman and Dan Weeks. Bruce Leighton, Liaison; Dan Shuster, Consultant; and Josh Randall, CAC were present.

A motion by Goldberg, seconded by Creen to accept the November 2011 Minutes. All in favor, none opposed, carried.

PUBLIC HEARINGS:

1. None

OLD BUSINESS:

1. Christina Brady / Fiber Flame – Rt. 212- Plans presented by Tom Unrath, Christina's Father. Discussed Ul.Co.Pl.Bd comments – No County Impact. Received Health Dept. approval and DOT approval. A motion by Creen, seconded by Furman to grant Final approval. All in favor, none opposed, carried. **Plans were signed and received 2 signed plans on December 23, 2011.**

2. Plan-Crowne Management Group / Regan-Rt. 32S-Plans presented by Bruce Utter-over all review of the revised plan. There are 20 buildings all 2 family dwellings. There were 120 bedrooms prior and now the revised plan has 106 or 107 beds. There is one common building. Access is in same location with DOT approval. DOT wants Resso accesses off proposed road. They would then need a Road Maintenance Agreement. Discussed access and stormwater maintenance on proposed road and private drive. Question with 2 different owners causing problems with maintenance. If dedicated to Town that would leave all that talk to the Highway Dept. Has a permit for stormwater. Water District – if private owned there will be no District formed. Creen-concerned if Town Road and private road-separate owners- could cause problems with stormwater maintenance. Utter-keep Maintenance all under one owner so have road kept private. Fire Department discussed concerns on hammerhead turnarounds and hydrants. Utter-original plan had booster station. Town upgrade station. Discussion on Cafaldo Park which will not be affected.

Discussed grading plan which will have less cutting and less filling work needed – smaller buildings so bigger green area.

Tiano-discussed hammerhead with backing up firetruck.

Copies of plans will be forwarded to Fire Dept. for review for State Law and Code.

Shuster-landscaping, lighting, etc. needs to be addressed.

Utter-yes-preparing Seqr. review at this time. Will do construction items.

Creen-water line Utter-will tie into. Creen-makes a loop, this is good to have for flushing. Have Water Dept. to review. Utter-not using anymore water then before.

Shuster- Seqr. at next meeting.

Lighting was at each driveway- different now- there is a common parking lot now so needs lighting detail. Will review previous decision to see if still valid. No signage but will have a small bus stop area. Andreassen- amend hammerhead. Utter-yes.

Goldberg-new traffic study on Rt. 32S. Updated as conditions changed in general area and AM and PM. Utter-have updated traffic study and report will be coming soon.

Need traffic study, fire dept. review and Town Engineer letter on impervious surfaces.

Creen-need copy of fire dept. transmittal letter. Need landscaping plan.

PRE-HEARING CONFERENCE:

1. Minor-Jeremiah Malgieri and Marc Malgieri-High Falls Road-Plans presented by Michael Vetere. Subdividing a 5.58 parcel into two parcels. Lot 1 will be 3 acres and Lot 2 will be 2.5 acres. Has existing drive. Terrain is steep so access is setback. Needs Septic approval and Road Maintenance Agreement. A motion by Creen, seconded by Dan Weeks for a Neg Dec. All in favor, none opposed, carried. A motion by Andreassen, seconded by Furman to schedule a public hearing for January 17, 2012. All in favor, none opposed, carried. A motion by Goldberg, seconded by Andreassen to declare as an Unlisted Action. All in favor, none opposed, carried.

2. Site Plan-Michael Piazza-Rt. 212 and Rt. 32-Plans presented by Paul Jankovitz. Construction of a one story - 6,000sq.ft. retail building. Available for 3 tenants. Height of building is 18ft. with 32 parking spaces. Would like to tie in with shopping center. Will be a one-way around the building and two-way in and out at light. If a tenant is a restaurant, they will need more parking spaces. Need lighting plan. Discussed 15ft. poles with shoe box type lights. Discussed open grading scale, 48in. culvert and stormwater plan. Needs landscaping plan. Jankovitz plans on planting low plantings and larger buffer along Rt. 32 on owner's site. Will need a copy of the No further Action letter Applicant received from Getty. Discussed Signage-each tenant will have their own sign and they will each need to be approved by this Board. Jankovitz is checking into the inter-cross access easement for now and/or the future use. Old fencing will be removed. The 3 stories will face street. Dumpster will be fenced. Needs to be sent to Ul.Co.Pl.Bd. when complete. A motion by Goldberg, seconded by Creen to declare this an Unlisted Action. All in favor, none opposed, carried. A motion by Creen, seconded by Weeks to schedule a public hearing for January 17, 2012. All in favor, none opposed, carried.

Creen and Post- recused Furman conducted meeting for this project.

3. Lot line revision-Philip Cobb-Blue Mountain Road-Plans presented by Thomas Conrad. This will solve garage encroachment. A motion by Goldberg, seconded by Andreassen to declare this a Type II Action. All in favor, none opposed, carried. A motion by Goldberg, seconded by Andreassen to waive public hearing per Section 323 of Zoning Law. All in favor, none opposed, carried. A motion by Andreassen, seconded by Goldberg to grant Final approval. All in favor, none opposed, carried. Received 2 signed maps.

4. Lot line revision-Joseph Steyer and Joanne Locke-Fawn Road-Plans presented by Thomas Conrad. Will combine two lots into one. A motion by Goldberg, seconded by Andreassen to declare this a Type II Action. All in favor, none opposed, carried. A motion by Goldberg, seconded by Andreassen to waive public hearing per Section 323 of the Zoning Law. All in favor, none opposed, carried. A motion by Andreassen, seconded by Goldberg to grant Final approval. All in favor, none opposed, carried. Received 2 signed maps.

MISCELLANEOUS:

1. Saugerties Self Storage-Rt. 9W and Rt. 32S-Ulster Co. Planning Board recommendation was to acquire an Inter-cross access between common owners which is no problem being that the Applicant owns both parcels. Show on the plans.
2. Timbest, Inc. / Bishop's Gate – Lot 75 – received 2 signed maps.
3. Received Zoning Board Minutes.

Since there was no further business to discuss, a motion by Creen, seconded by Goldberg to adjourn the meeting at 9:00p.m. All in favor, none opposed, carried.

Respectfully submitted,

Juanita M. Wilsey, Recording Secretary