



## PLANNING BOARD MINUTES September 17, 2024

C. Howard Post, Chair, opened the meeting at 7:34 p.m. Pledge

Present: C. Howard Post (Chair), Bob Hlavaty, Kevin Brady and Gina Kiniry.

Also Present: Max Stach (Town Planner, NPV) and Adriana Beltrani (NPV).

Absent: Carole Furman (Vice Chair), Mike Tiano and Al Riozzi.

The draft minutes of the August 20, 2024 Planning Board meeting were reviewed. A motion was made by Hlavaty, seconded by Kiniry, to approve as written. Board vote: Post-Aye, Hlavaty-Aye, Brady-Aye, Kiniry-Aye. Motion carried.

### PUBLIC HEARINGS

NONE

### OLD BUSINESS

**1. Site Plan, The Villa Residences, 49 Spaulding Lane.** Presented by Rachel Ehrlich (Dattner Architects), Jeff Hogan (Praetorius & Conrad, P.C.) and Emily Gardner (Saratoga Associates). Ehrlich-the purpose of this evening's presentation is to update the Planning Board on the revised site plan for the Villa Residences in reference to the south section of the parcel where the 20 townhomes are proposed to be constructed. The architectural designs have been distributed. The site plan has not been changed since May 2024, when the updated site plan to include the townhomes on the south end. The 20 units will be a mix of 2-bedroom and 3-bedroom units contained within three buildings. The entrance to the buildings will be from the west side. The exterior is proposed to be a neutral palette and a mixture of materials to blend into the landscape. This will lessen the visual impact from areas such as the red trail of the Falling Water preserve. The layout will consist of the living area, kitchen and dining area on the ground floor and the bedrooms being located on the second floor. The rear of each unit will have a small deck. The applicant has received a memo from the Glasco Fire Department regarding their concerns. The new site plan proposes one fire access road instead of the loop originally proposed. This will be the primary access and contain a cul de sac. The rear of the buildings will have an open lawn area. Each deck will only be attached to a small portion of each unit and will not be in the way of access in case of an emergency by the fire department. Elevations show an arrangement of windows to the north and south facing sides of the buildings. The grade slopes slightly in the rear and there is some exposed basement.

Hogan-the changes proposed to the southern portion of the project reflect 2 parking spaces per unit and 4 electric vehicle charging stations spots. The north section of the site plan has only been updated to reflect the movement of a dedicated shuttle space from the south to the north area. Parking is proposed to the west of the buildings. The updated site plan has eliminated the loop road and replaced it with a cul de sac. The prior proposed retaining wall is being removed and the site clearing in the rear will be reduced. A pedestrian walkway continued to the south. The two locations previously proposed to cross the stream have been eliminated, reducing the impact. A box culvert was submitted to the Army Corps for a section of the walking path that crosses over the stream but

they were in favor of a bridge. This will keep the disturbance of 1/10 of an acre. The ground slopes with the natural terrain.

Gardner-the landscaping will incorporate more trees for a better buffer between the buildings and the trails. Fill with a mix of shade and ornamental trees. Adding approximately 80 trees to the site. A lawn mix will be used directly behind the building and in between each building. Benches will be placed along sidewalks and small patios will be installed. A meadow mix, small trees/large shrubs and ballard lighting are proposed. The plan shows a maintenance road to support up to a large dump truck. The updated site plan demonstrates the removal of some light poles because they are not necessary. There are 10-poles of lighting proposed after removing the loop road. There are no proposed light fixtures on the east side of the building. Lights are proposed over the front doors.

### **PRE-HEARING CONFERENCE**

**1. Site Plan Amendment, Derek Winnie/Saugerties Self Storage, 998 Kings Highway.** Presented by owner, Derek Winnie. Saugerties Self Storage, owned by Derek Winnie, is proposing to amend a previously approved site plan to be consistent with what was actually constructed on the site. The applicant was approved for three storage buildings, equal in size, but when the first two were constructed they were different sizes than what was approved. The third building was approved for a foundation permit but the building was constructed and is not the size that was approved. The applicant is looking to add a fourth building to the site. Setbacks will be met with the additional building in the rear. Mitigating water issues on site. Contact with Mt. Marion Fire Chief to discuss the additional building and they are ok with the proposed site. The updated site plan includes shrubs and landscaping around the sing. No electricity and no water/sewer on-site. There will be no office on-site. Stach-the site plan will need to be updated to show what is existing on site and what is proposed. The third building is marked as proposed but yet it has already been constructed. Also, the constructed buildings can not be labeled as previously approved as they do not match what was actually approved on the original site plan. The only building that should be marked "Proposed" is the additional fourth building in the rear of the site. The limit of disturbance on the original site plan was .964-acre and with the addition of the fourth building it would seem that it may trigger a SWPPP review if the disturbance goes over 1-acre. The town engineer would have to review and approve. There is a gap in the survey which needs to be addressed. The paved area of the site encroaches into this gap, where the property lines overlap. The engineer will have to provide labels to demonstrate which lot those lines belong to. Setbacks are measured from the railroad ROW, no within the ROW. The proposed location of the fourth building does meet the required setbacks from the property lines without encroaching on the ROW. Need a copy of the deeded rights for that railroad ROW. Lighting that is being proposed needs to be shown and specs supplied to the Planning Board. Winnie-do not propose much lighting, the units will only be accessible sun up to sun down. Stach-how will you ensure that, with a gate? Winnie-no, we have never had any issues at my other location. Stach-it will be the Planning Board's decision if more lighting is required. The previous site plan required an erosion and sediment control plan and this amendment will require the same, at the least. The entrance is not as it was proposed on the approved site plan. The Planning Board will require a copy of the County curb cut approval for the curb cut. This site plan proposes 6 shrubs by the sign and 8 shrubs by the driveway. The Board will require that size and species of shrubs. A letter from the fire department will be required stating what the applicant said. There are a couple of items that were omitted from the EAF and need to be updated. The EAF indicates that 1 acre of disturbance is proposed, is this accurate? 12a & 12b on the EAF indicate there are Historic & Archeological Resources when the report is run through DEC EAF Mapper. Contamination was also indicated on the EAF mapper. The applicant will have to check the spill # with the DEC, as indicated on the EAF mapper. If over an acre will be disturbed a SWPPP is required. The Planning Board will be the only interested agency, if the Ulster County DPW closed out the curb cut permit. Items will have to be addressed prior to any additional action that can be taken by the Planning Board.

**2. Lot Line Revision, Fredda Rosenbaum & Alexandra Munoz / 148 Band Camp LLC, 178 & 148 Band Camp Road.** Presented by Jeff Hogan, Praetorius & Conrad, P.C. The applicant is looking to convey .56 acres from 148 Band Camp Road to 178 Band Camp Road to move the property line to the center of the existing stream. No additional building or clearing is proposed.

Stach-this is a Type II Action under SEQR and UCPB referral is not required.

A motion was made by Brady, seconded by Kiniry, to declare waive sketch plan approval, waive a public hearing and approve the lot line as proposed. Board vote: Post-Aye, Hlavaty-Aye, Brady-Aye, Kiniry-Aye. Motion carried.

**ADDITIONAL ITEMS**

None

**ADJOURNMENT**

Since there was no further business to discuss, a motion was made by Kiniry, seconded by Hlavaty, to adjourn the meeting. Board vote: Post-Aye, Hlavaty-Aye, Brady-Aye, Kiniry-Aye. Motion carried.

The meeting was closed at 8:26 pm.

Respectfully Submitted by,

Becky Bertorelli  
Planning Board Secretary