

PLANNING BOARD
MINUTES FOR MAY 15, 2007

Three (3) 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 7:35p.m. Present were James Bruno, Tom Francello, Carole Furman, George Collins, Howard Post, William Creen and William Hayes. Chris Round, Consultant and Nancy Campbell, Town Board were present.

Moratorium-Discussed and this was filed with the State yesterday. It was decided that Planning Board could not act on any Major subdivisions from 5 or more lots with no Conditional Finals until November 1, 2007.

A motion by Hayes, seconded by Collins to accept April 2007 Minutes. All in favor, none opposed, carried.

PUBLIC HEARINGS:

1. Major-Richard Syracuse-Rt. 32-Maps presented by Tom Conrad-opened public hearing at 7:40p.m. Proposed as a 5 lot subdivision. Due to the moratorium it is now 4 lots. Is a 30 acre parcel. Will combine Lot 1 and 2 for now and re-number the lots. New road with cul-de-sac that will service all lots. No comments. A motion by Post, seconded by Bruno to close hearing at 7:42p.m. All in favor, none opposed, carried. Has wetland delineation from prior submission in 2004 that is good for 5 years. DOT curb cut exists but will upgrade. Needs stream disturbance from DEC. Needs to name road with Assessor's Office. Discussed road over wetlands and it is an existing road but has to be widened so disturbing wetland. Discussion on Neg Dec and to change map from 5 lots to 4 lots. Collins-wants to hold up on Neg Dec determination until they come back with a map showing 4 lots. After a lengthy discussion and listing the conditions: stream crossing-wetlands disturbance permit, curb cut approval, wetland delineated by Army Corps, Health Dept. approval, naming of road and Road Maintenance Agreement; a decision was made. A motion by Post, seconded by Hayes for a Neg Dec on the 4 Lot subdivision. Collins opposed and motion carried. A motion by Post, seconded by Hayes to grant Preliminary Plat approval. Collins opposed, motion carried. Rec'd receipt cards and Seqr. Will submit revised 4 lot map.

Collins-recused

2. Minor-Julius & Eleanor Minsky-Houtman Rd.-****was informed on May 16, 2007 that no letters were sent out notifying abutting owners. Will void May 2007 meeting and hold public hearing on June 19, 2007**** Opened public hearing at 8:17p.m. Maps presented by Tom Conrad-10 acres into 2 lots. Lot 2 has a 35ft. wide access. No comments. A motion by Post, seconded by Bruno to close hearing at 8:20p.m. All in

favor, none opposed, carried. Collins is designing septic and he said it will be a shallow trench. A motion by Post, seconded by Furman for a Neg Dec. All in favor, none opposed, carried. A motion by Creen, seconded by Furman to grant Preliminary Plat approval, waive submission of Final Plat and grant Conditional Final approval pending Health Dept. and curb cut approvals, fees paid and owner's signature on a reproducible map. All in favor, none opposed, carried. Need receipt cards and received Seqra. ***Will void this public hearing*** Collins returned.

3. Minor-Nancy Boreman-Artists Lane-Opened public hearing at 8:25p.m. Maps presented by Tom Conrad-45 acres -subdividing 4 acres off. There is an existing house. No comments. A motion by Post, seconded by Furman to close hearing at 8:27p.m. All in favor, none opposed, carried. A motion by Post, seconded by Collins for a Neg Dec. All in favor, none opposed, carried. A motion by Furman, seconded by Collins to grant Preliminary Plat approval, waive submission of Final Plat and grant Conditional Final approval pending fees paid, Health Dept. approval, show wetland line on map and owner's signature. All in favor, none opposed, carried. Rec'd receipt cards and Seqr.

OLD BUSINESS:

1. Minor and Site Plan-Quick Chek-Rt. 9w & 32-Resolution for Conditional Final was signed in April 2007.
2. Site Plan – Highland Cliffs-Skyline Drive-discussed moratorium which was filed with the State yesterday-Planning Board cannot act on this project until November 1, 2007.

PRE-HEARING CONFERENCE:

1. Major-Al Varrone-Rock Maple Road (Twin Maples)-Maps presented by Al Varrone-A lot in Twin Maples so just needs a motion to sign. A motion by Hayes, seconded by Post for a Neg Dec. All in favor, none opposed, carried. A motion by Hayes, seconded by Post to grant Preliminary Plat approval, waive submission of Final Plat and grant Final approval. All in favor, none opposed, carried. Received one signed map.
2. Lot line revision-Charles & Ann Black-Bach and Evelyn June-High Falls Road-Maps presented by April Richers, daughter-add on a small piece with access from June to Bach. A motion by Hayes, seconded by Collins to waive public hearing per Section 323. All in favor, none opposed, carried. A motion by Post, seconded by Hayes to grant Preliminary Plat approval, waive submission of Final Plat and grant Final approval. All in favor, none opposed, carried. Received 2 signed maps.
3. Site Plan-Richers Electric, Inc.-Rt. 32-Maps presented by Scott Lane-for electric business. Gravel drive and curb cut existing. GB Zoning-Putting up silt fence. Needs Signature Blocks and Health Dept. approval. No Gateway or Ulster Co. Planning Bd. needed. A motion by Post, seconded by Furman to grant sketch approval and schedule a public hearing on June 19, 2007. All in favor, none opposed, carried.
4. Minor-Saugerties Ventures- was cancelled.

5. Lot line revision-Leading Edge Developers, LLC-Snyder Rd.- Maps presented by Tom Conrad-John Mullen's subdivision- wants to enlarge Lot 4 by adding a piece from Lot 5. A motion by Collins, seconded by Hayes to waive public hearing per Section 323. All in favor, none opposed, carried. A motion by Creen, seconded by Post to grant Preliminary Plat approval, waive submission of Final Plat and grant Conditional Final approval pending owner's signature. All in favor, none opposed, carried.

6. Minor-John Mullen-Cole Bank Road-Maps presented by Tom Conrad-Lot 1 is existing with house. Both lots have existing road for access. A motion by Collins, seconded by Hayes to grant sketch approval and to schedule a public hearing for June 19, 2007. All in favor, none opposed, carried.

MISCELLANEOUS:

1. RRV/John Addrizzo-John Carle Rd.-A motion by Post, seconded by Collins to update and re-sign maps. All in favor, none opposed, carried.
2. Eugene Schwartz-Bostan Rd. – received 2 signed maps.
3. James Uhl – received signed site plan map.
4. Mae Miller-received 2 signed maps.
5. Received April Zoning Minutes on May 11, 2007.

Since there was no further business to discuss, a motion by Bruno, seconded by Creen to adjourn the meeting at 9:30p.m.

Respectfully submitted:

Juanita M. Wilsey,
Recording Secretary

NOTE: These minutes for approval were proposed based on the writers interpretation of discussions held at the meeting, and amended as deemed appropriate under the direction of the Planning Board Chairman.