

PLANNING BOARD  
MINUTES FOR JANUARY 17, 2012

Two (2) public hearings were scheduled for this meeting and the public was invited to come forward to examine plans and ask questions. Howard Post, Chairman, opened the meeting at 7:30p.m. Present were Paul Andreassen, Howard Post, William Creen, Ken Goldberg, Mike Tiano, William Hayes, and Carole Furman. Absent was Dan Weeks. Bruce Leighton, Liaison, absent. Dan Shuster, Consultant; and Josh Randall, CAC were present.

A motion by Furman, seconded by Andreassen to accept the December 2011 Minutes. All in favor, none opposed, carried.

**PUBLIC HEARINGS:**

1. Minor-Jeremiah Malgieri and Marc Malgieri-High Falls Road-Opened public hearing at 7:33p.m.-Plans presented by Michael Vetere, III. Subdividing 5.58 acres into two lots. Lot 1 with 3 acres and Lot 2 with 2.5 acres. Will use existing drive onto Lot 2 as a second entrance is not feasible. Needs a Maintenance Agreement and an Engineering letter stating soils are suitable for a septic system. No comments. A motion by Furman, seconded by Andreassen to close hearing at 7:38p.m. All in favor, none opposed, carried. Needs to write description of easement in the Deed and Maintenance Agreement. A motion by Goldberg, seconded by Furman to grant Preliminary Plat approval, waive submission of Final Plat and grant Conditional Final approval pending Road Maintenance Agreement and Engineer letter for septic approval. All in favor, none opposed, carried. Received Receipt cards.

2. Site Plan-Michael Piazza-Rt. 212 and Rt. 32-Plans presented by Paul Jankovitz. Opened public hearing at 7:40p.m. Site of the old Getty gas station. A  $\frac{3}{4}$  acre site. The traffic light is still functioning and will reuse the 2 entrances at this location. One of the exits will be for right turn only. The traffic light will have an entrance and exit. There will be 31 parking spaces-2 are handicapped spaces. The cross easement at the North side is shown but has no agreement with adjoining parcel. The building will be 18 ft. high and 6,000sq.ft.; a retail building with 3 separate tenants. Moved landscaping back to comply with easement. Fenced in dumpster. Shuster-modify the exit to curve right for the right turn only and have a sign to make sure vehicles have to turn right. Trees will be low pine and Bradford pear.

Check if DOT permit is needed. Supply Pl.Bd. with drainage letter, landscaping and clean site letter from DEC. Will send to Ul.Co.Pl.Bd. when submission is complete.

Comments: Steve Smith-Member of Occupy Saugerties-concerned with tenants and not taking away from established stores, soil is still contaminated, have owners make a Peace Park with benches to show visitors that Saugerties is homey and charming and not just a business town and this could be a possible bus stop.

Jankovitz-have potential tenant now which would be a Verizon store. Creen-DEC removes and takes care of the contaminated soil. Post-a park is up to the owner.

Jankovitz-will speak to owner. Creen-Central Hudson is planning something at their old site by the Thruway. Jankovitz-will have islands, buffer, low building. Post-not a good place for a bus stop there. Chris Blair-planting low trees or office park look and will you be able to see store or attractive park. Jankovitz-combination of tall pear trees and low pine and will have signs on building- no free standing and graphics approved by Town.

Blair-lot seems small for 31 parking spaces and will it be L-shaped. Jankovitz-the lot is all cleared and will have all new parking. This parcel meets all requirements for tenants and if a restaurant became a tenant, this would need to change and be re-approved by the Pl.Bd. Brittney Bollenbach-wondering if there is a need for a Verizon store and that it could move back into the old Blockbuster building. Does not think stores will outlast the trees. Also feel the soil is contaminated and concerned that traffic volume would increase. Jankovitz-explained this building has good exposure so good tenants and this will keep new building occupied. The leases will be for 5 yrs. to 10 yrs. and the trees should be grown by 6 yrs. Also the contamination was removed by licensed individuals and DEC reviewed. Jankovitz also explained that the traffic light will not be changed and this is a small development and explained the difference between retail traffic and gas station traffic with gas station traffic pulling in and out and retail traffic a little slower since they will be shopping in the stores. Stormwater was reviewed, lighting from Rt. 212 and new lights around building. Will need lighting cuts to send to Co.Pl.Bd. The building will have canopies and broken up with windows, etc. so as not one long plain building. A motion by Furman, seconded by Creen to close hearing at 8:05p.m. All in favor, none opposed, carried. Discussion on making back of building more inviting. This is the storage area. Could put up a false facade. Looks like this would be a good anchor store and bring back that area. Have the adjoining owners discuss a joint open space between the parcels-cannot mandate though. Discussion on Neg Dec-get letters from owner before making a Neg Dec decision and before sending to Co.Pl.Bd. No action until next month, get submissions on submission day and place on February 2012 agenda. A motion by Creen, seconded by Andreassen to table this project until the February 21, 2012 meeting. All in favor, none opposed, carried.

#### OLD BUSINESS:

1. Plan-Crowne Management Group / Regan-Rt. 32S- Cancelled.

#### PRE-HEARING CONFERENCE:

1. Lot line revision-Timothy Baxter / Landowners & Sportsmen Assoc.-Stay Road-Plans presented by Thomas Conrad. Landowners subdividing a piece to add to Baxter that has access to Landowner's parcel. Baxter owns at end of Stay Rd. Parcel A owned by Landowners is a rugged piece and not adding buildings, etc. Discussed legal access-

Conrad cannot say, he has an old map from Jerry Brandt showing Michigan Road which is still there. Landowner's use Quarry Road. Shuster-no easement. Conrad-does not know as he is working for Baxter. Shuster-does this affect access. Baxter-they have no access off Stay Rd. and that road is physically unusable so they use Michigan Rd. Conrad-they are not changing anything, cannot find anything in writing that states Landowners can use Stay Rd. Landowners are acquiring 11 acres from another adjoining parcel that would give them access too. Creen-this is not an issue now but could need ROW. Conrad- the Landowners already have access and not taking anything away. Suggested having a public hearing. Pl.Bd. making sure this is not land locked and trying to assure so no one can chain off. A motion by Creen, seconded by Andreassen to schedule a public hearing for February 21, 2012. All in favor, none opposed, carried.

MISCELLANEOUS:

1. John Stowell-Rt. 32S-requested a one (1) year extension on his subdivision project. Discussion on a 6 month extension. Shuster-Law allows for 6 months. Post-can receive a 6 month extension now then another one after if needed. A motion by Andreassen, seconded by Creen to approve a 180 day extension for the Stowell subdivision. All in favor, none opposed, carried.
2. Fred Gentile/Henry Koegel-Pet Grooming-Burt Street-signed and received approved maps on January 11, 2012.
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 8:45p.m. All in favor, none opposed, carried.

Respectfully submitted,

Juanita M. Wilsey, Recording Secretary