



PLANNING BOARD MINUTES
FOR MARCH 17, 2015

Post lead the Pledge of Allegiance.

Two public hearings were scheduled for this meeting. The public was invited to come forward to examine maps and ask questions. Howard Post, Chairman, opened the meeting at 7:32p.m. Present were Howard Post, Paul Andreassen, William Hayes, Carol Furman, Michael Tiano and Dan Weeks. Absent: William Creen and Kenneth Goldberg. James Bruno, Liaison, was present. MaryAnne Wrolsen, CAC, was present. Dan Shuster, Consultant, was present.

A motion by Andreassen, seconded by Furman to accept the February 2015 Minutes. Motion carried. Tiano abstained.

PUBLIC HEARINGS:

1. Minor-Craig and Lisa Heiss-Pine Grove School Road. Public hearing opened at 7:34p.m. Plans presented by Khattar Elmassalemah. Two lots of 1 acre and 1.5 acres with existing houses on each lot. Complies with Zoning. No comments. A motion by Furman, seconded by Tiano to close hearing. All in favor, none opposed, carried. Check on correct name of road. Has existing septic. A motion by Weeks, seconded by Andreassen to grant Conditional Final approval pending payment of all fees and signatures. All in favor, none opposed, carried.

2. Lot Line Revision and Minor and Site Plan-Robert Ciarlante-Delaware Street. Public hearing opened at 7:40p.m. Plans presented by Khattar Elmassalemah. Two existing lots and reconfiguring into 3 lots. Existing 2 story barn with red siding with stone included. Has River view. First floor storage. Has enough parking. No comments. A motion by Furman, seconded by Andreassen to close hearing at 7:55p.m. All in favor, none opposed, carried. Tiano-wants maps sent to Glasco Fire District to inform them that there are residents on premises as this is where they fill fire trucks. Applicant said can still use put limit use as they have been using the Glasco Park too. Weeks-what is the difference in elevation from now to before. Khattar-height is about 33ft. Weeks-footprint is the same but decks are added and in waterfront so tinted windows and shielded lighting. Shuster-no lights on River side. Weeks-the Law states River side and neighbors should be shielded lighting. A motion by Weeks, seconded by Andreassen to grant Conditional Final approve for the subdivision. All in favor, none opposed, carried. A motion by Weeks, seconded by Andreassen to grant Conditional Final approval for the site plan as drawn with the Conditions of tinted windows and shielded lighting on Hudson River side and neighbors. All in favor, none opposed, carried.

OLD BUSINESS:

1. Site Plan-Saugerties NY Development LP-Rt. 32N. Plans presented by Khattar Elmassalemah. A hotel with 86 units. This is a Type I Action and present at this meeting for Lead Agency coordination only. Shuster prepared form and will distribute to agencies. PIBd will be Lead Agency. Discussion on Old Rt. 32 if abandoned then Town took over. A motion by Weeks, seconded by Furman declaring Lead Agency with intent. All in favor, none opposed, carried.

2. Site Plan-Saugerties Self Storage/Derek Winnie-Rt. 9W and Rt. 32S-cancelled.

3. Site Plan-Randy Richers/Richers Electric-Rt. 32N. Plans presented by Scott Lane. Review of blasting plan. Pete Leser of North American explained that the blasting is surface blasting of 5, 15, 20ft. down. The neighbors were notified by written form and verbally and now a little more formal. Weeks-not an everyday occurrence for each blast. Leser-notified neighbors each 3 times and told B.Dept. but not Police but this time will. Andreassen-have there been any Well problems and where is the closest Well. Leser-not mining just top surface Wells are lower and Richers Electric would be closest Well about 225ft. Weeks-more worried about property damage as last month there were 2 beyond 500ft. Ferman-notify verbally how, for how long and when will blasting be. Leser-drive around. Richers-a month depending on weather, mechanical and schedule there is no scheduled time set yet. Leser-hammering is worse with longer days but will have 2 or 3 blasting days then drilling a few days then blasting. Richers-will be muffled due to 30ft. ledge. Andreassen-what about the gas line. Richers-not a used line they were going to dig it up a few years ago. Leser-readings are well within the regulations. Post-read the letters referencing Ricketson and Brinnier. Richers-one is well beyond 500ft. by Rt. 32 and his shop road and one is on Hommellville and they are chicken coops. Leser-has no problem giving insurance certificate to Town but not to each individual. The seismograph is set up at all times and are well within limits and one set at yellow house and not getting a reading. Richers-Ricketson residence is beyond that. Leser-one at Felton's property and one toward Myers. Leser-the way claims work is a 3rd party reviews and they give a report. Richers-we have 6 properties on list-original 3 and added 3 more. Post-property seems far away. Furman-has Ricketson filed a claim no way to compare and the seismograph sets on the ground. Leser-explained and yes on top of ground. Furman-place signs on road. Lesser-if not in right-of-way, no. Discussion on document of North American review and they should elaborate on last sentence. Post-pre-blast inspection is entitled to post blast inspection. Richers-submitted map with 6 properties circled for their location. Post-specialists can tell if damage was done by blasting. Furman-do we need to write a response to Ricketson's Attorney. Post-no it is in the file and has been discussed. Shuster-UICoPIBd recommends area of disturbance be surveyed and stormwater. Lane-agrees. A motion by Furman, seconded by Andreassen to declare as an Unlisted Action. All in favor, none opposed, carried. A motion by Furman, seconded by Andreassen for a Neg Dec. All in favor, none opposed, carried. A motion by Andreassen, seconded by Furman to approve site plan with the Condition that the Engineer survey the area of disturbance upon completion of the blasting for

stormwater based on UICoPIBd recommendation. All in favor, none opposed, carried. Received two signed plats and mailing receipts.

PRE-HEARING CONFERENCE:

1. Site Plan-Special Use Permit-Amalicia Addrizzo/Cellco Partnership d/b/a Verizon-Schoolhouse Road. Plans presented by Jessica Vigars of Young/Sommer. New 150ft. tower with 12 x 20 building with purpose to fill in cell coverage for Mt. Marion areas. No guide wires and will rent to 2 or 3 others so far. Verizon is calling this "The Churchland" project but is on Schoolhouse Road. Looking at 4 properties and this one was the best others were lower so needed taller tower. Shuster-here because B. Inspector said not a use in this Zoning needs ZBA variance and PIBd and ZBA coordinating SEQR with PIBd Lead Agency. Only action is to reply to ZBA after SEQR. and then if ZBA approves variance will be back to PIBd for site plan approval. No guide wires and will rent to 2 or 3 others so far. Shuster-justify height of tower. Weeks-must we bond for maintenance and tear down and who will pay for increase in taxes. Vigars-Verizon will pay tax increase. A motion by Weeks, seconded by Andreassen to agree to respond to ZBA that PIBd accepts Lead Agency. All in favor, none opposed, carried. Will need to set up an escrow account.

2. Site Plan-Glenerie PropertiesLLC-Glasco Turnpike. Plans presented by Scott Lane. Submitted a new map with name change to Glenerie Cottages, Inc. Turning deli/apartment building into a total of 6 apartments. Shuster-there is a density problem. Lane-can minimize apartments but still not comply. Traffic discussion with wide ROW and shoulder allow for 3 cars in width and utilize cross section. Tiano-cross section is actually a road but Town does not plow and other side is school bus stop and top 2 apartments are not done legally. Needs to comply with Zoning. Lane-is ¼ acre. Shuster-needs ZBA variances first. Lane-area, density, setback variances and coordinate public hearings with PIBd and ZBA. Can cut down number of apartments.

3. Site Plan-Paul Page/Farmhouse Commons-Rt. 32S. Plans presented by Bruce Utter. Previously approved for Crown Management then Dickinson's Keep but not approved for the Keep. Now taking back to Crowne Management approvals for a 40 unit, 124 bedrooms NOW 80 units with 128 bedrooms. Will be 2 story buildings of 1 and 2 bedrooms. Has revised site plan with a mixture now. Access is the same, widen the shoulder. Water and sewer has 13,500gals per day. Needs Health Depart. Approval. Stormwater District not needed. Shuster-Seqr. determination 2007 reaffirmed and revised 2012. Do Lead Agency again. On-site impacts should be same. The off-site impacts need reviewing again like sewer, water, traffic and school impacts. Discussion on play area/open space and density. Moriello, Esq.'s report quoted law that Seqr. does not go stale. Weeks-disagrees-this is a whole new application including Seqr. with different impacts. Shuster-cannot agree with Weeks. Post-look at area use. Traffic usage is big impact. A motion by Furman, seconded by Andreassen to agree to Lead Agency coordination and have Town Pl.Bd as Lead Agency. All in favor, none opposed, carried.

4. Lot Line Revision-Enrico and Becky Bertorelli-Camelot Court. Plans presented by Khattar Elmassalemah. Has two lots to combine into one lot. No Seqr. is a Type II Action. A motion by Andreassen, seconded by Tiano to waive public hearing and grant Conditional Final approval pending all fees paid and signatures on plans. All in favor, none opposed, carried.

MISCELLANEOUS:

1. Received Zoning Board Materials.

Since there was no further business to discuss, a motion by Tiano, seconded by Andreassen to adjourn the meeting at 9:45p.m. All in favor, none opposed, carried.

Respectfully submitted,

Juanita M. Wilsey,
Recording Secretary