

PLANNING BOARD
MINUTES FOR MAY 20, 2008

Three (3) public hearings were scheduled for this meeting and the public was invited to come forward to examine maps and ask questions. Howard Post, Vice-Chairman, opened the meeting at 7:30p.m. Present were James Bruno, Tom Francello, Carole Furman, Ian Leaning, Ken Goldberg and Howard Post. Absent was William Creen. Jeremy Kane, Planner and Nancy Campbell, Town Board were present.

A motion by Goldberg, seconded by Furman to accept April 2008 Minutes with addition to #1 under Pre-Hearing Conference. All in favor, none opposed, carried.

PUBLIC HEARINGS:

1. Minor-Joan Bilotti-George Sickles Rd.-Re-opened public hearing at 7:32p.m.-Maps presented by Joan Bilotti. Last month adjoining properties were mislabeled. Corrected now. The surveyor only surveyed the piece in question. No comments. A motion by Furman, seconded by Bruno to close hearing at 7:34p.m. All in favor, none opposed, carried. Kane-names have been corrected, does this need Health Dept. approval and access causes flooding. Discussed Health Dept. Goldberg asked if existing house should get Health Dept. since it is over 40 years old. Furman-is Health Dept. guaranteed on old lot - needs to make decision on case by case. Pl. Bd. decided Health Dept. not needed in this project. Francello-discuss access profile-for first 500ft. with drainage, elevations, swale, etc. on paper not built-make that a condition. A motion by Furman, seconded by Goldberg for a Neg Dec. All in favor, none opposed, carried. A motion by Furman, seconded by Goldberg to grant Preliminary Plat approval, waive submission of Final plat and grant Conditional Final approval pending road profile for first 500ft., fees paid and owner's signature. All in favor, none opposed, carried. Received Seqr.

2. Major-Raymond Rothe-Kate Yeager Road-Opened public hearing at 7:50p.m. Maps presented by Michael Vetere. Subdividing two 10 acre lots off the 145 acre lot. Access off Kate Yeager Rd. and 50ft. ROW to Lot 2A and to Lot 3 which is the remainder. Lot 3 also has an access off Quackenbush Rd. Waive septic approval for large parcel. No comments. A motion by Furman, seconded by Bruno to close hearing at 7:54p.m. All in favor, none opposed, carried. Goldberg tried to visit site but could not find access. Vetere-Owner of Lot 1 will improve road. Town Highway Superintendent should be notified before road work is started. Health Dept. not needed on this project. A motion by Furman, seconded by Goldberg for a Neg Dec. All in favor, none opposed, carried. A motion by Furman, seconded by Goldberg to grant Preliminary Plat approval, waive submission of Final Plat and grant Conditional Final approval pending receipt of a map

with 50ft. ROW shown, fees paid and owner's signature. All in favor, none opposed, carried. Received Seqr. and Receipt cards.

3. Minor-Wendy Ricks & Mark Colligan-Platte Clove Terrace-Opened public hearing at 8:04p.m.-Maps presented by Tom Conrad. Updated Seqr. representing the change as Lot 2 with existing house will have 10 acres and remainder the 5 acre parcel. No comments. The ledge is on property line. A motion by Furman, seconded by Bruno to close hearing at 8:09p.m. All in favor, none opposed, carried. Will correct original application that is on file. A motion by Furman, seconded by Goldberg for a Neg Dec. All in favor, none opposed, carried. Waive Health Dept. A motion by Furman, seconded by Bruno to grant Preliminary Plat approval, waive submission of Final Plat and grant Conditional Final approval pending owner's signature, payment of fees and reproducible map. All in favor, none opposed, carried. Received Receipt cards and Seqr.

OLD BUSINESS:

1. Site Plan-Anthony Bacchi / Lazy Swan-Old Kings Highway-cancelled meeting.
**At the April 15, 2008 Planning Board meeting this project received a Neg Dec which was omitted in the April Minutes. Here is the motion: On April 15, 2008 a motion by Post, seconded by Goldberg for a Neg Dec. All in favor, none opposed, carried. **

2. Update on access-Thomas Stokes and David Zurenda-Malden Turnpike-Updated maps to place ROW back where it was from last year then re-file map. A motion by Furman, seconded by Leaning to update map. Goldberg abstained. Motion carried.
Signed maps May 31, 2008 and received 2 signed copies.

3. Major-Richard Syracuse-Rt. 32N-Maps presented by Bob Hagopian and Richard Syracuse-Has Health Dept. approval. Items discussed: Deed restrictions, DEC letter, label more acreage, letter from Biologist, stormwater, grading and 36in. culvert. Kane-has talked with DEC and after one more round of changes it should be approved. Goldberg-changed from 5 lots to 4 lots, in R1 so needs 4 acres, one lot is only 4.009+- which could be less than 4 acres so why not add to make larger lot? Surveyor explained. Received Biologist letter. Furman had a question on 5th lot and septic between lots. Surveyor explained. A motion by Bruno, seconded by Leaning to grant Preliminary Plat approval, waive submission of Final Plat and grant Conditional Final approval pending DOT and DEC letters. Goldberg abstained. Motion carried.
*****Also needed approval letter for road name from Assessor's Office which was received on June 4, 2008.*****

4. Minor-Highwoods Development Co.-Dutchtown Rd.-Maps presented by Jeff Hogan. Has 6.7 acres. Two single family homes, access is 50ft. ROW off Dutchtown Road, has septic approvals. Has a draft of Road Maintenance Agreement. Goldberg-in July 2007 Minutes stated move ROW over to prevent drainage onto neighbor. Hogan-that cannot be done as ROW was there before subdivision. Grade is less than 10%. A motion by Furman, seconded by Bruno for a Neg Dec. Goldberg abstained. Motion carried. A motion by Furman, seconded by Bruno to grant Preliminary Plat approval, waive submission of Final Plat and grant Conditional Final approval pending signed Road

Maintenance Agreement, fees paid and reproducible mylar. Goldberg abstained.
Motion carried.

5. Site Plan-SBA Cellular Tower-Rt. 212-Maps presented by an Attorney named John and Ed Frawley-looking at alternative sites. Discussed Centerville Fire Co. tower and Saugerties Rod & Gun Club property – both could work. The fire tower already has a tower, will not meet setbacks, would be more visible and tower would be 150ft. The gun club has 98 acres, tower would be built in the middle, would be well screened and easy to build. Received maps representing the visibility of the tower for both places. Not sure if tower would be lighted. Run by power and back-up power would depend on carrier. There would be a 75ft. height difference between both properties but that does not mean it would be more or less visible. No application has been submitted yet. John-would require a Variance from ZBA. Planning Bd. members discussed if allowed in Zoning area and if not could they receive ZBA Variance. Trying to determine which site would be best if allowed. Frawley-all sites have good possibilities. Fire tower would have better coverage for residences. Frawley-would like a balloon test-wanted to do testing before leaves on trees but can still do now. Discussed setback issues. General census seems like gun club would be preferred and will have balloon testing done on that property. Goldberg-does not want everyone here thinking Planning Bd. is in favor of the cellular tower. Anyone is allowed to ask for a Variance. Will balloon test when ready. Then notify Planning Board to be place on agenda.

PRE-HEARING CONFERENCE:

1. Lot line revision-John Rinaldo and John Stowell-Rt. 32S-Maps presented by Mike Vetere. Subdivided in 1996 NOW has fee access to back lot. Line to be deleted and propose a 50ft. ROW for future subdividing of cluster development or 2 family homes. Has 20ft. sewer easement. Needs a public hearing. Discussed the issue of placement of road before subdivision is started. A motion by Furman, seconded by Goldberg to grant sketch approval and schedule a public hearing for June 17, 2008. All in favor, none opposed, carried. A motion by Goldberg, seconded by Furman to declare this an Unlisted Action. All in favor, none opposed, carried.

2. Site Plan-Anderson Foundation for Autism-Rt. 9W-Maps presented by Jeff Hogan-This is old Flamingo Restaurant. Maria from Anderson is in charge of program and maintenance of properties. School for adults with Autism over the age of 21. They do not own property – sale pending Pl. Bd. approval. Hogan-.988 acres with gravel parking in front, on side and in rear. Building to be used as offices and classrooms. Would like to close entrance off Rt. 9W and use inner-cross connection with Quick Chek. Contacted Quick Chek and they refused. Now the plan is to show a 24ft. wide ingress and egress off Rt. 9W. Will meet Gateway with maybe picnic tables/gathering place. Will have 14,000ft. of paving. All services are in place. Discussion on inner connection between Quick Chek and School as a primary entrance. It was decided that it was not a condition for Quick Chek to allow it as a primary access but as a secondary. Hogan-problem with keeping both accesses is that it will turn into a shortcut to Quick Chek. They do not want both accesses. The traffic for Anderson will be between 9:00am and 3:00pm with staff until 5:00pm. No weekends. Number of staff will be 12

with some that park at student's residences and come on vans with students. Will have 3 vans making total of 27 trips every day. This will be home base where they come to learn activities and go out to perform them and do community work. There should be no bottle-necking as the vans do not come all at once. A motion by Goldberg, seconded by Furman to declare this an Unlisted Action. All in favor, none opposed, carried. A motion by Furman, seconded by Goldberg to grant sketch approval. All in favor, none opposed, carried. A motion by Bruno, seconded by Leaning to schedule a public hearing for June 17, 2008. All in favor, none opposed, carried. Hogan will forward to Ulster Co. Pl. Bd. for review.

3. Minor-Jordan Schlanger-Bellwood Lane-Maps presented by Jeff Hogan for Tom Conrad-Has 34 acres. Bellwood Lane is Town maintained. Has existing driveway and barn with own Well. Wants to subdivide house off with 9 acres. Convert barn with 3 residences for him and sell house. Has a 3 bedroom septic design. Wetland is not on this piece. There is a wetland then a ledge and rest is dry. A motion by Goldberg, seconded by Furman to declare this an Unlisted Action. All in favor, none opposed, carried. A motion by Bruno, seconded by Goldberg to grant sketch approval and schedule a public hearing for June 17, 2008. All in favor, none opposed, carried.

MISCELLANEOUS:

1. Received ZBA Notice of Decision on May 8, 2008.
2. Received ZBA April, 2008 Minutes on May 15, 2008.
3. John Gray – received 2 signed maps.

Since there was no further business to discuss, a motion by Bruno, seconded by Francello to adjourn the meeting at 9:45p.m.

Respectfully submitted:

Juanita M. Wilsey,
Recording Secretary