

PLANNING BOARD
MINUTES FOR AUGUST 17, 2010

Four public hearings were scheduled for this meeting. Howard Post, Chairman, opened the meeting at 7:32p.m. Present were, Paul Andreassen, Howard Post, Dan Weeks, Carole Furman, William Creen and Alt. Bill Hayes. Absent: Ken Goldberg and Thomas Francello. Jeremy Kane, Town Planner, was present. Bruce Leighton, Liaison, absent.

A motion by Creen, seconded by Weeks to accept July 2010 Minutes with added Condition to Fiscaletti. All in favor, none opposed, carried.

Post-William Hayes will be a voting member for this meeting.

PUBLIC HEARINGS:

1. Major-Raymond and Selina Rothe-Quackenbush Road-Plans presented by Michael Vetere. Opened public hearing at 7:35p.m. Subdividing 25 acres out of 105 acres-part of the prior major subdivision. Comments: Raymond Rothe, Jr.-concerned with ROW flooding 2ft. or 3ft. and cannot disturb State Wetlands. A motion by Creen, seconded by Hayes to close hearing at 7:40p.m. All in favor, none opposed, carried. Discussed wetlands with Vetere. Weeks-discussed where Town road maintenance ends and will development be restricted on Lot 2. Creen and Post-Road matter has been decided in Court years ago and yes will have to upgrade road to Rural road if further subdividing. Vetere-would need further Pl. Bd. review in future. A motion by Creen, seconded by Hayes for a Neg Dec. Motion carried. Furman just arrived so abstained. A motion by Creen, seconded by Hayes to grant Preliminary approval, waive submission of Final Plat and grant Final approval. Motion carried. Furman abstained. Received receipt cards, Seqr. and 2 signed maps.

2. Minor- George and Eileen Oswald-Dave Elliott Road-Plans presented by Nick Schelling. Opened public hearing at 7:50p.m. Subdividing 3.5 acres with house to keep and sell remaining 47 acres. Garage meets setback. No comments. A motion by Creen, seconded by Furman to close at 7:52p.m. All in favor, none opposed, carried. Kane-these are updated maps and they need a curb cut. A motion by Creen, seconded by Hayes to declare and Unlisted Action. All in favor, none opposed, carried. A motion by Creen, seconded by Hayes for a Neg Dec. All in favor, none opposed, carried. A motion by Creen, seconded by Hayes to grant Preliminary approval, waive submission of Final Plat and grant Conditional Final approval pending curb cut approval and owner signature. All in favor, none opposed, carried. Received receipt cards and Seqr.

3. Site Plan-Lee & Ellen Kalish/Ravensbeard Wildlife Center-Turkey Point-Plans presented by Lee and Eileen Kalish. Opened public hearing at 7:57P.M. Lee Kalish-needs Special Use Permit to continue to re-habilitate wild birds. The nearest neighbor is 200ft. away. The main complaint was made by Richard Cote and needs to resolve this matter. There are 2 road maintenance agreements where Cote and Kalish are to share road with no limitations. Ellen Kalish-read her certifications and permits. They receive no payments only donations. There are 5 cages and adding more now. Service 100 birds per year. They also have a nature program for children and will be adding a program for LifeSpring for senior adults. Andreassen read letter from Legislator Shapiro for supporting project. Post-have also received numerous support letters and cannot read all and have also received one non-support letter.

Comments: Annie Mardiney, Bob Burman, Rev. Bob Beards, Ms. Spiro, Anne Muller and a few others spoke on behalf of Ravesbeard stating that this rehabilitation for wildlife is needed in this area and they have called the Center for help in saving wild birds. There are only 4 centers in the County and that over 200 birds have been serviced this year. All hope that something can be worked out between Kalish and Cote to save Ravensbeard and their service.

Richard Cote-Agrees that Ravensbeard provides a good service but for 20 years the Coutant subdivision was formed as a forest preserve. This was created by Cote's in-laws, the Coutants. Cote explained terms of agreement mostly-they received 13 acres, Scenic Hudson received an easement and 4 lots for 4 single family dwellings and no commercial use on any lots; Kalish have violated agreement and Cote has tried to talk to Kalish for 10 years. Kalish should have discussed their plans before now. Post-Pl.Bd. will refer to Town Attorney and will write a letter to DEC. Kalish-They pay taxes, DEC inspects operation and has never had a violation. Easement does not cover cage area and Mr. Cote has never once told them he is steward of the land or tried to talk to them.

Cote-Kalish does not own land, Quit Claim Deed and has no ROW to that land.

A motion by Creen, seconded by Furman to close public hearing at 8:35p.m. All in favor, none opposed, carried. A motion by Creen, seconded by Furman to refer to Town Attorney for interpretation. All in favor, none opposed, carried. Received receipt cards.

4. Site Plan-Highland Cliffs-Skyline Drive-Plans presented by Richard Praetorius- Opened public hearing at 8:45p.m. Kane explained the process for tonight's meeting-this is a new application under new zoning laws. Having a public hearing to determine impacts, hear concerns and formulate answers. A second public hearing will be held later. Praetorius-Original plans were presented in 2006 for 65 condos with 10 buildings and winding roads throughout the site. Now proposing one building located in the middle of the site with 101 bedroom units consisting of 29 one bedroom and 36 two bedroom units. Parking area in front, stormwater plan, a new public road to a cul-de-sac for turning around. Project has shrunk in foot print, Phase 1 over 2 years, will shrink blasting, less fill, less construction truck traffic, less units and less school students. Submitted a new traffic report and have addressed all comments from last public hearing and filed same with the Town. Praetorius-Applicant has done more than what the Town has asked. Secondary access-did topo and came up with a proposed road through Pietkiewicz and Twin Maple but no agreement could be made. Apartment building will

be L shaped with basement level units on one side and two story on other by using slope of land. No back apartments on basement level side. Comments: Fred Costello, Town Board member-Elevation from Barclay Heights and stormwater to Esopus. Praetorius: Buildings not breaking tree line and trees will stay behind Red Wood Road and yes stormwater to Esopus. Phyllis Silvers-this affects her and neighbors-she handed out papers to Pl.Bd., thanked Praetorius for giving her a copy of project to use and she has a list of questions. Silvers knows all aspects have shrunk but still includes the five 2 family home lots so could have 35 more rooms. Concerned with all these units with children plus neighbors children to one bus stop and will this be Funded, low income? Praetorius-no Federal or State funding and 20% are affordable housing. Silvers-Same parameters-same sharp curves, etc., issue was getting the bus up and paying for buses and road repair. Traffic flow problems-parking area has 98 parking spaces plus 11 guests, retention pond concerns with runoff and salt to Esopus Creek. Also Lamb Avenue and Skyline Drive are ONE road- should be Lamb Avenue which is a long road and how many lots on one road- that is a violation of code now let alone with all these lots added. How many lots allowed on a Dead End Road? Access-needs connecting roads within development. Mr. Jameson, neighbor and Kingston Fireman-some conditions as before-fire hydrant there now is too small to fight a fire as not enough volume and they would need to upgrade size of pipe to 12in. Fire trucks cannot get in back of building. The road is too narrow for 2 trucks to pass. Silvers-not against project but want all to be safe and does not want affordable housing to reduce their properties value. Beautiful piece of land to build so many units as there is not enough water now-building a water tower, tank or pumping station will not help. If they have to they will sign petitions. Christine Aiello-there are unfinished projects in this area like Gasland Apartments and The Commons. Why bring in low housing. Post and Creen-we only approve projects that are legal and the County is pushing affordable housing. Bob Aiello-This is a Pilot, not paying taxes, Rt. 9W in front of Stewarts was a 2 lane highway now just by painting lines on road it became 3 lanes, difficult to get out of Barclay Lane, Twin Maples, Manor Lane now 100 more cars. There is no planning in Saugerties and you better start to Plan. Kim McGuire Milo-Project does not add value and adds to our burden to maintain road, etc., our community cannot handle. Joyce Lawford-concerned with taxes, should need another road to get out before starting to build. Costello-there will be no tax relief for this only Birches had one-they will pay their taxes. Sal Masasi-traffic problem on Rt. 9W and cannot get out of Bishop's Gate as he has to go right and turn around in Twin Maples and also with Rt. 32 there. A project like this should have to notify the Glasco Fire Co., they have no ladder truck and to see if adequate pipes and concerns with height of buildings. Karl Pietkiewicz-owns land to South, concerned with needing second access as there is no plan for one, would like land in back to be given to Conservancy, can make road to Barclay Road by taking out ridge to connect and concerned with drainage ponds to Creek. Praetorius-the State DOT planned 3 lanes and turnaround on Rt. 9W in 1999 and pulled it due to budget problems. Costello-a Comprehensive Plan was done, DOT plans to build rotary by Stewarts, can review at Town Hall. Kane-those plans to be slated for 2012 depending on budget. Donna Greco-concerned with cars, children with school bus, drug addicts in apartments there now, Section 8 housing, and paying more taxes on homeowners.

Susan Weeks, member of Comprehensive Committee-have Planning look at Comprehensive Plan. There are many ways to achieve it and many ways the Board can delay a project. Look at overall project. Chris Lawless-discuss lawsuits. Chris Allen-question on traffic report-did the company ever actually drive through Lamb Avenue, lack of quality of life. Planning Board should fight for community. Planning Board has no business to allow and has allowed projects that should not have been approved and does not want a repeat of it here. Silvers-these are the same questions we have asked before and still have not gotten any answers. Creen-this project has been on hold and now here with a new plan. Silvers-have fire department, highway and water departments here next month. Mrs. Aiello-Phase 2 –the 5 separate lots part of this. Praetorius-had 6 lots approved in the 70's, all lots owned by same person so all lots were under one Seqr. review. Will keep this public hearing open for September 2010 meeting.

OLD BUSINESS:

1. Major-John Stowell-Rt. 32S- Cancelled again.
2. Amend easement-Susan Bach-W. Saugerties/Woodstock Road–Plans presented by Thomas Conrad. Approved in 2005. Now change access to Lot 1A and 1B. Lot 1A owns property easement. A motion by Creen, seconded by Andreassen to grant Preliminary Plat approval, waive submission of Final Plat and grant Conditional Final approval pending submission of amended plan and Co. Hwy. permit. All in favor, none opposed, carried.
3. Site Plan-Aristotle Moshos-York Street-Plans presented by Aristotle Moshos. Building permit was pulled. Has 3 issues: 1. Location of accessory building, moved 15ft. 2. Square foot of accessory apartment – 597sq. ft. 3. Building permit-2 family not intension – a single family with accessory apartment. Creen-was a mistake on building department. Moshos offered Clarke to trade land- 50ft. exchange and he said no. Wrote letter to Building Inspector stating he will stay within setbacks. Moshos discussed that he has the right to build any style architecture, he is licensed to design. Kane-this is a site plan in a waterfront overlay and after the permit expired the Building Inspector handed over to the Pl.Bd. and now it is a new application. It is in a protected zone and high density. Discussed having a public hearing and being there are some issued by neighbors feel, PIBd feels a public hearing should be scheduled. A motion by Hayes, seconded by Furman to schedule a public hearing for September 21, 2010. Motion carried, Creen opposed.

PRE-HEARING CONFERENCE:

1. Minor-Star Olsen-Rt. 9W-Plans presented by Thomas Conrad. This is a ½ acre building lot access off Mike Krout Road. Needs to show road, water and sewer. A Road Maintenance Agreement was discussed. Will bring back to September 21, 2010 for action as no action has been taken.

2. Amendment to Site Plan-PSH Development, LLC c/o EmUrgentCare, LLC-Rt. 9W-Plans presented by Renee VanSchaack. This is an amendment to the Guardian site plan. Need 8 more parking spaces. This has been build prior to new Zoning. Has 10ft. back paving, parking needs to be in front, will remove 3 parking spaces in back. Parking in back for ambulance and employees. Parking in front for patients. No sidewalks on ends and in back. For Stormwater plan they will be giving up 65% of the property. Want to maximize usage of land. In future would like to build wing in back. Will pave 20ft. back at entrance, a berm and plantings will hide dumpster. Will be open 12 hours a day, 7 days a week. Waive public hearing. Creen-drainage problem with neighbors and would like to see entry be wide enough for traffic off Rt. 9W to go to back. On the side will be 30ft. wide. Weeks-Sight is poor along Rt. 9W. VanSchaack-will leave lot level and mowed. Weeks-what about medical waste. Applicants-they have red bags and secure and will be taken away and there will not be a lot of medical waste. Weeks-snow removal. VanSchaack-enough room to push back and out. Kane-has had a public hearing on this already for this site, they can operate without the 8 parking spaces. Just need to amend site plan. Remodel inside building. Has drainage plan approval and new owners have to complete the drainage. Around the building will keep the look professional and the back lot will be left wild. A motion by Post, seconded by Andreassen to waive public hearing. All in favor, none opposed, carried. A motion by Post, seconded by Andreassen to approve Preliminary Plat approval, waive submission of Final Plat and grant Final approval of Amended Site Plan. All in favor, none opposed, carried.

MISCELLANEOUS:

1. John Mullen – received 2 signed maps from lot line revision.
2. Received ZBA Minutes.
3. Janet Mihm and Frank Rauschendorfer – received 2 signed maps.

Since there was no further business to discuss, a motion by Post, seconded by Creen to adjourn the meeting at 11:15p.m. All in favor, none opposed, carried.

Respectfully submitted:

Juanita M. Wilsey, Recording Secretary