



PLANNING BOARD MINUTES November 15, 2022

C. Howard Post, Chair, opened the meeting at 7:29 p.m. Pledge.

Present: C. Howard Post (Chair), Carole Furman (Vice-Chair), Mike Tiano, Robert Hlavaty, Len Bouren, Kevin Brady, Al Riozzi and Gina Kiniry (alternate).

Also Present: Adriana Beltrani (Town Planner, NPV)

The draft minutes of the October 18, 2022 Planning Board meetings were reviewed. A motion was made by Tiano, seconded by Brady, to approve as written. Board vote: Tiano-Aye, Furman-Aye, Hlavaty-Aye, Brady-Aye, Post-Aye, Bouren-Aye, Riozzi-Aye. Motion carried.

PUBLIC HEARINGS

1. Minor 2-Lot Subdivision, Gerald Borschein, 157 Mount Airy Road. Presented by Bruce Utter, Praetorius & Conrad, P.C. The applicant is looking to subdivide a 48-acre parcel into two lots. One lot will contain the existing house and 5 acres. The remaining land, 43-acres, will remain as is. There is a RMA with Time Warner Cable for the private road, However, the Planning Board attorney requested that the section of the private road that is being used to access the additional lot be brought up to "Private Rural Road Standards". This will be required to be done within one year from the approval of this subdivision. The remainder of the private road will remain as is with an additional pull off to allow vehicle passage when needed between Mount Airy Road and the section which will be updated. The updated section. A note was added to the subdivision map indicating that any further subdivision of the Lot 1 which requires access from Borschein Road will require that Borschein Road be improved to meet the private rural road standards of the Town of Saugerties in effect at that time. Post-at the time of an additional subdivision the applicant would be required to come before the Planning Board and those improvements will be required to be done within 1-year of that approval as well, to build or be bonded.

A motion was made by Tiano, seconded by Hlavaty, to conditionally approve the subdivision with the 1-year timeframe to complete the road improvements as indicated on Borschein Road. Board vote: Post-Aye, Furman-Aye, Bouren-Aye, Tiano-Aye, Hlavaty-Aye, Brady-Aye, Riozzi-Aye. Motion carried.

2. Minor 2-Lot Subdivision, 1026 Kings Highway LLC/Shelley Green, 1026 Kings Highway. No one was present. Proper notification was not made by the applicant. The public hearing will be postponed until the December meeting.

OLD BUSINESS

NONE

PRE-HEARING CONFERENCE

1. Minor Subdivision/Lot Line Revision, Sharon Cohen/Alexandra Gambino, 59 & 73 Windbourne Road. Presented by Donald Brewer, PLS, Donald Brewer Surveying, Inc. The applicant is proposing to subdivide the existing parcel into two lots and move a lot line shared with an adjacent parcel. The wetlands have been

delineated and have made the lot configuration not traditional. There is an error on the delineation date, it was done in 2022 not 2002 as indicated. Lot #2 has an odd shape and is buildable, even though that is not the intent. The Highway Department has been contacted. Still awaiting perk test results. Cohen owns the existing house. Gambino maintains Windbourne Lane. Beltrani-meets or will meet Private Rural Roadway Specs? Increasing the density off road. 50' ROW needs to be shown on maps. Have the DEC wetlands been flagged in the southern section? Make it clear that the wetlands are all encompassing. Mayone has no thought or concern, as the Town does not maintain that Windbourne Lane. The Fire Chief was contacted for an opinion. How does the roadway and the DEC relate to each other? If permits are required a "Notice of Intent" (NOI) will need to be sent to the NYS DEC. Updated map is needed for the NOI. Post-primary access from Band Camp Road to the new proposed lot? Brewer-yes.

A motion was made by Hlavaty, seconded by Brady, to declare this an Unlisted Action under SEQR and distribute the NOI. Board vote: Post-Aye, Furman-Aye, Bouren-Aye, Tiano-Aye, Hlavaty-Aye, Brady-Aye, Riozzi-Aye. Motion carried.

A motion was made by Tiano, seconded by Riozzi, to set the public hearing for the December 20, 2022 meeting. Board vote: Post-Aye, Furman-Aye, Bouren-Aye, Tiano-Aye, Hlavaty-Aye, Brady-Aye, Riozzi-Aye. Motion carried.

ADDITIONAL ITEMS

1. Zoning Amendment - Sawmills. Beltrani-as discussed at the last meeting the Town Board is looking for the Planning Board's input on the proposed zoning amendment regarding sawmills that is before them. Just a review of what the Planning Board would like to recommend. Furman-where are the sawmills allowed currently? Beltrami-Industrial District, this amendment would allow them in the LDR and MDR zoning districts with a Special Use Permit (SUP). Furman-how to determine the difference between chopping firewood for personal use and commercial business. Also the noise constraint of 60 decibels? Post-60 decibels is not very loud, there is not much of a difference between 60 and 70 decibels. Kiniry-who would be able to enforce the decibel restriction? Beltrani-the specs of the equipment to be used can be reviewed during the application process for a SUP to ensure the equipment falls within the allowed range. Can request buffering and hire consultants to review those specifications if needed. The requirement of a SUP is specific to the LDR/MDR and OLI districts. We can indicate that the 60 decibels apply to the residential sensitive properties and leave the I district at 70 decibels.

2. "In-House" Training. Beltrani-would like to offer a SEQR 101 training session to the entire Board as a refresher to those that have been on the Board and an introduction to those that are newer. Mostly in regards to Major and Minor Subdivisions. They can be offered as WebEx meetings that would count for credits. Just need to put together a schedule that works for everyone. Becky will send out dates and coordinate.

ADJOURNMENT

Since there was no further business to discuss, a motion was made by Tiano, seconded by Hlavaty, to adjourn the meeting. Board vote: Board vote: Post-Aye, Furman-Aye, Bouren-Aye, Tiano-Aye, Hlavaty-Aye, Brady-Aye, Riozzi-Aye. Motion carried. The meeting was closed at 8:35 pm.

Respectfully Submitted by,

Becky Bertorelli
Planning Board Secretary