

PLANNING BOARD
MINUTES FOR JANUARY 16, 2007

Five public hearings were scheduled for this meeting and the public was invited to come forward to examine maps and ask questions. William Creen, Chairman, opened the meeting at 7:35p.m. Present were James Bruno, William Creen, Tom Francello, Carole Furman, George Collins and William Hayes. Absent was Howard Post. Chris Round, Consultant and Nancy Campbell, Town Board were present.

A motion by Hayes, seconded by Francello to accept December 2006 Minutes. All in favor, none opposed, carried.

PUBLIC HEARINGS:

1. Major-Norm Heese / Dennis Lore-Rt. 9W-opened public hearing at 9:05p.m. Maps presented by Dennis Lore-has 80 acres with 27 lots subdivided- Will have a central sewage system. Comments: Tim Wynne-concerned with blasting and size of lots on one road. Curb cut does not have a good site distance. Lore-explained the loop road, does not anticipate a problem, test holes seem fine.

Chris Kent-believes in developing but when I did mine I was told a 2 acre minimal size lots in Saugerties. Creen-depends on Zoning District. Chris Round-R2 SA – 2 acres this is average density or could do 2 acre lots –will look into.

Kent-wetlands on this property. Lore- will delineate. Kent-concerned with blasting, misleading people by saying 27 lots on 80 acres when there is really 39 acres to Saugerties, that reduces number of acreage. Lore-Engineer will review-we will comply. Creen-this has been in workshops. Round-average density has to be proposed in writing. They will do a long EAF. Gary Burke-can this be reviewed at Town Hall. Creen-yes. A motion by Collins, seconded by Hayes to close hearing at 9:25p.m. All in favor, none opposed, carried. No action to be taken – needs more information. Will supply Planning Board and Chazen with his address so reviews can be sent directly to Lore. Received receipt cards.

2. Minor-George E. Orlay / Jordan & McClure-Church Rd.-Opened public hearing at 9:25p.m.-Maps presented by Jordan & McClure-Subdividing so each can build a home and lots are 3.2 acres and 3.5 acres. Needs Health Dept. approval, dug test holes and should get shallow trench approval. Received curb cut letter. No comments. A motion by Furman, seconded by Hayes to close hearing at 9:27p.m. All in favor, none opposed, carried. A motion by Furman, seconded by Hayes for a Neg Dec. All in favor, none opposed, carried. A motion by Hayes, seconded by Francello to grant Preliminary Plat approval, waive submission of Final Plat and grant Conditional Final approval pending Health Dept. approval and owner's signature on a reproducible map. All in favor, none opposed, carried. Received receipt cards and Seqr.

3. Minor-Jesse & Judy Reimer-Rt. 212-Opened public hearing at 9:30p.m. Maps presented by George Williams. Subdividing lumberyard off of residential property. Comments: read a letter from Stuart Shaw stating there is a property line dispute and that Shaw owns property up to the truck boxes. A motion by Hayes, seconded by Francello to close hearing at 9:33p.m. All in favor, none opposed, carried. Discussed Shaw letter. Applicant and surveyor say they have filed maps and can certify that they are correct. Chris Round-explained here to approve subdivision and that the property owners need to settle property dispute outside of meeting. Discussed 2 separate curb cuts and septic. This is Highway commercial property. There is one Well, show existing Well and how it services the house and show septic on map. Furman-what about landscaping. Creen-it is all commercial. A motion by Collins, seconded by Hayes for a Neg Dec. All in favor, none opposed, carried. A motion by Collins, seconded by Hayes to grant Preliminary Plat approval, waive submission of Final Plat and grant Conditional Final approval pending labeling of Well and septic, fees paid and owner's signature. All in favor, none opposed, carried. Rec'd receipt cards and Seqr. Applicant was given a copy of the Shaw letter.

4. Minor-Douglas & Yolanda Smith-Manorkill Rd.-Opened public hearing at 9:45p.m.- Maps presented by Bruce Utter for Tom Conrad-Greene Co. is involved -Catskill lot is half acre with Saugerties lot twice the size of Catskill one. No comments. A motion by Furman, seconded by Collins to close hearing at 9:47p.m. All in favor, none opposed, carried. Discussed Wells and septic. A motion by Creen, seconded by Hayes for a Neg Dec. All in favor, none opposed, carried. A motion by Hayes, seconded by Collins to grant Preliminary Plat approval, waive submission of Final Plat and grant Final approval. All in favor, none opposed, carried. Received receipt cards, Seqr. and 2 signed maps.

5. Site Plan-Highland Cliffs / Robert Sherman-Skyline Drive- re-opened public hearing at 7:45p.m. Maps presented by Richard Praetorius-50 town house units with 10 buildings, central club house with pool also has 5 lots not proposed now but in future. Townhouse will be 4 units apiece with 75 potential units but will be less. Traffic study done for 75 units. Creen-explained that we will take questions on any new concerns or issues. Lou Oliver-wants to know the date of the traffic study. Praetorius-January of 2006. Chris Round, Chazen-explained that Applicant will NOT be addressing questions but will be recording NEW concerns that will be added to last months list and Applicant will then address all questions in writing. On the traffic study, Chazen reviewed in the Preliminary stage and found it adequate but will now look into technical review. Looked at 3 intersections of Barclay Heights not into the development. Kim McGuire-concerned with road ability to handle load and number of times per day especially during construction; on blasting would like study of additional cracks in rocks caused by blasting, effects of sewer and septic pipes breaking and the re-routing of groundwater; consider another school being built for extra students as schools are at capacity now; do not close public hearing until new traffic study is done on projected study of 140 plus cars; eagles are nesting on Esopus Creek Conservancy and other animals. Robert Aiello-concerned with impact on water supply with all the

development within Saugerties area – study economic development – wants a moratorium on building. Creen-there is a committee looking into that already. Lou Oliver-age 55 years and older not looking for 2 story houses so younger families will be interested. Praetorius-might have some children-not restricting it to 55 and older. Phyllis Silvers-grandparents are raising their grandchildren now; all traffic as for construction trucks, workers, fire company, also more children either walking to bus or bus driving thru development and Army Corps check quality of runoff. Creen-during process will be sent to fire company and schools. Praetorius-Army Corps will review pond. Silvers-should contact and discuss with Esopus Creek Conservancy because this is changing their trails. Also additional dust on roads during construction. Tim Backus-concerned with trees falling on his and neighbors property because it has happened during storms and now with blasting will disturb more trees. Sal Misasi, Sr.-how much blasting will be necessary to put in pond; there are 3 catch basins at end of Skyline now. Praetorius-put in around 1987. Pat Ryan-do economic study on Lamb Ave., his property value will drop, who will protect his investment. Glen Myers-prepare a more complete traffic study on interior road. Mike Grunfast-more cars passing and never see police there. Samantha Cary-High School student-new kids every year, 27 in classes and halls crowded. Creen-this is being addressed with the increased bond issue. McGuire-wants professional opinion on treatment pool if large enough, etc., retesting of 3 basins put in in the 1980's with resent storm years. Creen-Town Engineer will review. Bob Aiello-sounds like the Board cannot make a proper decision because of all the public and boards comments. Creen-that is the Board's job. Round-explained Chazen's position to review and also the Town Engineer will review. These reviews will help Planning Board with the process. The Planning Board also cannot make comments outside of these meeting as there is an open meeting law. Ann Abramovich-concerned with snow removal. Creen-Town Highway will review during this process, Planning Board makes the decisions from all information from all organization's input. Ann Oliver-how will public know when Board is making any decision. Creen-all questions will be explained at a Planning Bd. meeting. Backus-what are Board's concerns. Creen-we have to do things by the Law-it has to be legal. Al Abramovich-infringing on his civil rights on dust pollution and he cannot go outside of his house. Creen-they will have to clean the road. Neighbors' concerns – needs more then one way out. A motion by Hayes, seconded by Collins at 9:00p.m. to table until next month. All in favor, none opposed, carried.

OLD BUSINESS:

1. Minor-Dave Zurenda-Malden Turnpike-Maps presented by Chris DiChiaro-A 2.5 acre Lot and a 3acre Lot. Needs Health Dept. approval, Co. Curb Cut update, official delineation of Federal wetlands and Road Maintenance Agreement. Put on agenda for Old Business for February 2007.
2. Major-JLM Home Developers-Diamond Court-Maps presented by Chris DiChiaro for Richard Rothe- Will improve Diamond Court with 4 inches of aggregate crush. Wants profile of access to 2 back lots of 10% or less slope.

Collins-recused

3. Site Plan-New York Land Assoc., LLC-Glasco Turnpike- Maps presented by Jason Sasso-Discussed County Planning Board comments-disturbing less than ¼ acre, gravel driveway, need Health Dept. approval, agree with access and maintenance and Co. Hwy. Curb cut. Will comply with comments. A motion by Hayes, seconded by Furman for a Neg Dec. All in favor, none opposed, carried. A motion by Furman, seconded by Francello to grant Preliminary Plat approval, waive submission of Final Plat and grant Conditional Final approval pending Co. Hwy. approval, Health Dept. approval, payment of fees and owner's signature. All in favor, none opposed, carried. Collins-returned

4. Lot line revision-George Berger-Stoll Rd.-Maps presented by Bruce Utter for Tom Conrad-was a 4 lot subdivision NOW a lot line revision-a parcel with a 25ft. ROW, combine lands with neighbor, adding to house lot. A motion by Creen, seconded by Hayes to waive public hearing per Section 323. All in favor, none opposed, carried. A motion by Furman, seconded by Hayes to grant Preliminary Plat approval, waive submission of Final Plat and grant Conditional Final approval pending owner's signature. All in favor, none opposed, carried.

5. Site Plan-Tim Morgan-Rt. 32-Maps presented by Jeff Hogan-sent to Co. Planning Board for February agenda. Needs DOT approval. Maybe the apartment house will be rented office space instead.

6. Site Plan-Crowne Management Group, LLC-Rt. 32-Maps presented by Bruce Utter of Praetorius & Conrad. Sent to Co. Planning Board for February agenda. Needs Co. Health approval. Discussed berm that they can use additional material for along other side. Furman-nicer if garages were on other side not out front. Bruce-need more paving for turn around then. Discussed additional shade trees along road way in front of buildings not in 50ft. ROW. Stormwater plan is being reviewed and should be adequate. A motion by Collin, seconded by Furman for a Neg Dec – Phase 1 of EAF. All in favor, none opposed, carried. A motion by Collins, seconded by Furman to grant Preliminary approval so they can send to County Health Dept. for approval. All in favor, none opposed, carried.

PRE-HEARING CONFERENCE:

1. Minor-John "Sean" Finn-John Schults Rd.-Maps presented by Chris DiChiaro for Richard Rothe-Lot 1 has 18 acres and Lot 2 has existing house. Needs update for curb cut approval for Lot 1. A motion by Hayes, seconded by Collins to grant sketch approval and schedule a hearing for February 20, 2007. All in favor, none opposed, carried.

2. Lot line revision-John "Sean" Finn-Churchland Rd.-Maps presented by Chris DiChiaro for Richard Rothe-increasing a lot from 2.4 acres up to 4 acres. A motion by Furman, seconded by Collins to waive public hearing per Section 323. All in favor, none opposed, carried. A motion by Furman, seconded by Collins to grant Preliminary Plat approval, waive submission of Final Plat and grant Final approval. All in favor, none opposed, carried. Received 2 signed maps.

3. Major-Hilton Wilson-Rt. 32-Maps presented by Chris DeChiaro for Richard Rothe-4 lot subdivision-has Health Dept. approval. Needs Road Maintenance Agreement and DOT approval. Discussed Chazen comments- need to show grade. A motion by Creen, seconded by Furman to grant sketch approval and schedule a public hearing for February 20, 2007. All in favor, none opposed, carried.
4. Major-John Addrizzo / Dennis Lore-Churchland Rd.-Maps presented by Dennis Lore-154 acres- 104 houses and some townhouses all with central water and sewer. Want to create an affordable housing community with playground, tennis courts, club house, pool, etc., for under \$250,000.00. A concept for this meeting. Needs full EAF; Co. Curb Cut; DEC approval and wetlands delineated; stormwater plan and soil tests; title block, lot sizes, density, slopes, angles on roads. Agricultural area? Needs feasibility concept with more information, maybe meet with Engineers, Planning Bd., Chairman and Developer.
5. Minor-Thomas & Frances Resso-Rt. 32-Maps presented by Michael Vetere. Has 2 existing lots now subdividing a 3rd lot off. Has sewer and water. DOT permit is being reviewed. A motion by Creen, seconded by Furman to grant sketch approval and schedule a public hearing for February 20, 2007. All in favor, none opposed, carried.
6. Minor-Deanna Tyler, Thomas & Robert Rice-Rt. 32-Maps presented by Michael Vetere-subdivide a lot off Lot 2. A motion by Creen, seconded by Furman to grant sketch approval and schedule a public hearing for February 20, 2007. All in favor, none opposed, carried.
7. Minor-Benjamin & Mary Aldorasi-Malden Turnpike-Maps presented by son-in-law William France, Jr. Subdividing a parcel off the existing house parcel. Creen has checked with ZBA Administrator with reference to Zoning District being it is in 2 Districts. Decided it is feasible based on land itself. Lot 1 existing with Well and septic in front of house. Proposed lot is in back. Will update maps for hearing and get Health Dept. approval. A motion by Collins, seconded by Hayes to grant sketch approval and schedule a public hearing for February 20, 2007. All in favor, none opposed, carried.
8. Minor-James & Maureen Dolan-Church Road-Maps presented by Jeff Hogan-create a lot in the back, has existing septic. Needs new driveway and Health Dept. approvals. A motion by Hayes, seconded by Furman to grant sketch approval and schedule a public hearing for February 20, 2007.

Collins-recused

9. Lot line revision-Mary Liberto & Anna Lisa Buskirk-Rt. 32-Maps presented by Bruce Utter for Tom Conrad-wants to subdivide along Zoning line (R2 and HB) and add a piece to neighbor (Gottenberg). Giving HB piece to Gottenberg. Decided it needs a public hearing. A motion by Furman, seconded by Creen to grant sketch approval and schedule a public hearing for February 20, 2007. All in favor, none opposed, carried. Collins-returned.

MISCELLANEOUS:

1. Mary Mansey / Kim Matthews/KMM Homes LLC- received 2 signed map.
2. Guardian Self-Storage – signed maps.

Since there was no further business to discuss, a motion by Creen, seconded by Hayes to adjourn the meeting at 12:00p.m.

Respectfully submitted:

Juanita M. Wilsey,
Recording Secretary