



PLANNING BOARD MINUTES
FOR NOVEMBER 19, 2013

No public hearings were scheduled for this meeting. Howard Post, Chairman, opened the meeting at 7:35p.m. Present were Howard Post, Ken Goldberg, Carole Furman, Paul Andreassen, William Creen, Dan Weeks and William Hayes. Absent was Michael Tiano. Bruce Leighton, Liaison, was absent and MaryAnne Wrolsen, CAC, was present. Dan Shuster, Consultant, was present.

A motion by Goldberg, seconded by Furman to accept the October 15, 2013 Minutes with the correction to change "pinch" to "shift" on page 1. All in favor, none opposed, carried.

MISCELLANEOUS: Tim Mauro, Little Pond subdivision-Paul Economos, Building Inspector- update on road maintenance problems. B. Utter's original design was not a SWPPP but an Erosion Plan. Subdivision regulations say that this needs to be reviewed by Town Engineer. Will e-mail this report to Dennis Larios.

PUBLIC HEARINGS:
None

OLD BUSINESS:

1. Major-Michael Persico-Blue Mt. Church Road. Maps presented by Richard Rothe. Town Engineer approved but adding additional buffer so shifting road over to get a larger unclear buffer by cemetery road. Has a 50ft. ROW and 25ft. unclear with a 15 to 20ft. wide clearing. Has Health Dept. approval. Long drive to Lot 4 will be 12ft. wide. Discussed with Centerville Fire Company. Will make it fire truck accessible. Has Road Maintenance Agreement. Town Attorney letter recommendations were addressed. Weeks-is this due able without a Bond. PIBd=yes. A motion by Goldberg, seconded by Furman to grant Preliminary Plat approval, waive submission of Final Plat and grant Conditional Final approval pending on one Condition that the road is completed by satisfaction of Highway Dept. prior to filing map and receiving the Road Maintenance Agreement approval. All in favor, none opposed, carried.

2. Lot line revision-Ed Cooper-Victors Lane. No representation.

3. Major-Estate of Mary DeStefani/Missy Dienes-Manorville Road. Plans presented by Thomas Conrad. Subdividing into 4 lots. Two lots have existing buildings and two lots vacant. PIBd requested topo. Showed driveway, septic and needs curb cut. Has Health Dept. approval. A motion by Creen, seconded by Furman to schedule a public hearing for December 17, 2013. All in favor, none opposed, carried. A motion by Goldberg, seconded by Weeks to declare as an Unlisted Action. All in favor, none opposed, carried.

A motion by Goldberg, seconded by Andreassen to grant a Neg Dec. All in favor, none opposed, carried.

PRE-HEARING CONFERENCE:

1. Site Plan-Jeremy Schaller/Winston Farms-Site Plan-Rt. 32N-Plans presented by Jonathan Fordin. Added comments by Jeremy Schaller, Mike Stock and Brett Keber. Music concert at Winston Farms. Town Board requested PIBd to review for comments. They met with TBd last night received approval for new dates and lead agency and now to proceed to PIBd for comments. Proposing a 3-day concert for July 10 – 14, 2013. Music for 11th – 13th. Expecting 20,000 to 30,000 people attending with 90% to 95% camping. Start coming in on Thursday, music starts on Friday at 4:00p.m. There will be 2 entrances one off Rt. 32 and one off Rt. 212. Entrances will be 48ft wide with 2 lanes. Have 7,000 cars on site and 3 people to a car. Expecting 1,500 to 2,000 off site. No improvements to property all will be temporary and removed after concert this year. Will be removing some trees and mowing. There will be 4 stages and 3 days of music. Two of the stages will flip back and forth and 2 continuous. The camping will be separate from the venue area. Attendees will be searched every time they leave and return an area for a safe show. All will be fenced. Should have 85% to 90% camping Thurs. through, 30% leaving on Sun. and 80% leaving on Mon. Will use Exits 19 and 21 because Exit 20 is too close to entrance. Can use Exit 20 when leaving site. There will be an Event Control Center on premises with representatives from local, county and state police watching traffic and congestion. The reports are a work in progress this is the first of 4 or 5 updates. Will use the bus turns from Woodstock. The box office is off site with parking and shuttle service. Goldberg-how to prevent people using Exit 20. Jonathan-the police will direct to Exit 19 and 21. Goldberg-notify locals. Jonathan-it will be clear unless there is an accident police will be monitoring and watching for backups. Goldberg-what will prevent people from going through the fencing. Jonathan-will be controlled and not as many people as Woodstock. There will be a 6ft. chain link fence and tickets are a bracelet with a chip and cars will have parking pass. Goldberg-restrict driving on roads. Jonathan-no closed road but will show which roads cannot be driven on educate people this year. This is private property so the owner's make the decisions so no weapons or drugs are allow and can be confiscated by State Troopers. The name of the Festival is "The Hudson Music and Arts Festival. Using local foods, etc. Theme logo-mountains, lighthouse, woodsy, etc. Weeks-we recommend to the TBd. Post-read letter from TClerk stating TBd approved to forward to PIBd and to become Lead Agency and draft of Resolution. Jonathan-PIBd and UICoPIBd will give recommendation. Shuster-PIBd is an advisory Bd. Weeks-no permanent buildings now and no new roads. Jonathan-nothing permanent now and using old roads still in good shape. Weeks-for traffic control using outside State and County not Saugerties police. Jonathan-some local police who know the road will be in Center also. Andreassen-how is this different from Garlic Festival. Jonathan-size and camping, noise and traffic. The traffic stays for 3 days with some taking a trip to grocery store and gas station. There will be stores on site for sleeping bags, boots, groceries, etc. Weeks-take fencing come down after festival. Jonathan-yes all will be removed after. Discussion on SFX—they are the financial backer only, Jonathan and Brett own MCP Producers. Shuster-do you know where the box office will be located. Jonathan-there are 2 of 3 off sites in place. One is Sullivan

Farm and the other is warehouse on People's Road and still looking into one other property. Will lock those in by February. Shuster-signage, lighting and noise. Jonathan-Signage planned by January, the lighting is mostly still there, generator towers, airstars that are helium globe lights with bulbs inside. Will have 2 truck stages which are safer and less time to set up and 2 standard stages. No scaffolding. Shuster-what about noise level. Jonathan-75 decibels which is not as loud as a chainsaw of 105 decibels. Music will play on truck stages until midnight and on the standard stages until 2:00a.m. Silent headsets will be given throughout the campground. Goldberg-make sure there is enough port-a-potties. Jonathan-this is number one complaint so there will be enough and will have 6 to 8 trucks pumping 24hours and if there is a problem they will be on a radio to assist. Andreassen-welcome and hope it all works out for you. Jonathan-it will be 3 years before turning a profit and start to develop permanent structures. Would like to have Yoga Festivals and Beer Festivals, etc. from June through September. Maybe 4 to 6 times a year. Furman-will all the camping sites and parking spaces be marked out. Jonathan-yes makes it much easier. Campers will leave things behind so boy scouts, etc. can come in and take good stuff and then throw out the rest. Shuster-protecting the swamp area. Jonathan-if someone wants to get in they will but will have a buffer, roped off and warning signs. Security can see if in as it will be open area and can catch them. The bridges will not be used this year and will be off limits and fenced off. Goldberg-what is PIBd procedure. Shuster-this is first take to be reviewed and discussed at December 2013 meeting. Town Board will set the public hearing. Post-PIBd will make their recommendations to the TBd. Jonathan-TBd gave Conditional approval. Tom Macarille asked questions on who is SFX and told PIBd that they had problems with NY festival. Jonathan-again said SFX is only their financial backer. That there are 4 big companies that sponsor musical festivals. Macarille-they were involved with Electric Zoo. Schaller-was speaking with Rave until saw the problems now going with MCP. Jonathan-Would like ticket sales to start on January 15. The off site parking lots will be needed only if tickets sell out. Met with UICoPIBd and talked with Dennis Doyle and they do not need Co approval but can review the material for recommendations. Highway Dept. has reviewed also. Post-need to have Zoning amendment in place for these Festivals. Part of recommendation is to re-write the Zoning Regulations.

2. Site Plan/waterfront overlay-Michael Vallarella-Tissal Road. Plans presented by Michael Vallarella. Building a single family house with a 12x4 roof over-looking the Esopus Creek. In for water overlay review. Has Erosion Plan. Building next to the other house he built on same parcel. The house is replacing the old cabin that was demolished. On same footprint but a little larger and is 25ft. back from ledge. Goldberg wondering if it was wider and closer by and to ledge. Weeks asked about flood water, erosion as building will be larger. Vallarella said it was all rock so no erosion problem. There is a boat house down lower and has not been flooded by 50 year flood plain. Using ICF concrete and slate roof. A motion by Goldberg, seconded by Andreassen to declare as an Unlisted Action. All in favor, none opposed, carried. A motion by Goldberg, seconded by Andreassen to grant a Neg Dec. All in favor, none opposed, carried. A motion by Andreassen, seconded by Creen to approve the site plan with waterfront overlay. All in favor, none opposed, carried. Signed maps and received two signed copies.

MISCELLANEOUS:

1. The mock Subdivision presentation by an Ulster County Student, Nicholas Steyer presented his mock subdivision.
2. Received Zoning Board Materials.

Since there was no further business to discuss, a motion by Creen, seconded by Andreassen to adjourn the meeting at 9:30p.m. All in favor, none opposed, carried.

Respectfully submitted,

Juanita M. Wilsey,
Recording Secretary