



TOWN OF SAUGERTIES
PLANNING BOARD

Saugerties, New York 12477

PLANNING BOARD MINUTES
DECEMBER 21, 2004

Seven 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 7:48p.m. Present were William Creen, John Rinaldo, Howard Post, Carole Furman, George Collins and James Bruno. Absent was William Brandt, **Chris Round, Chazen** was present.

A motion by Post, seconded by Bruno to accept the Minutes of November 2004. All in favor, none opposed, carried.

Minutes for the Special Public Hearing for Richard Syracuse on December 6, 2004 will be reviewed and voted on at the January 2005 meeting.

PUBLIC HEARINGS:

1. Site Plan and lot line revisions-Eva Sweeney, Bruce & Kim Meiswinkel and Theresa Freligh-Washington Ave./ H.I.T.S.-Maps presented by John Eickman-opened public hearing at 7:50p.m.- Building barns that were previously approved; adding a new barn and warm-up ring; a 24x24ft. food service building which was the old Vet building; expanding old Vet building with overhangs; the lot line revisions and adding the Naccarato property and 50 new RV parking spots. RV has adequate water and sewer lines. The new barn drainage was done in the beginning of site plan. Comments: David Jones from across the road-concerned with noise and screening for new tents going up behind the houses. The load speakers are very loud, can you come up with a better way to notify the participants of the next event. They start at 7:00a.m. til 8:00p.m. Eickman-there will be setbacks to follow. Creen-cannot put tents there until a zoning change is approved. They are here now just for lot line revisions, they will need to come back with site plan on those parcels.

Jones: The school is also adding on to the wings. Concerned with noise during regents and in Sept. and Oct.

Eickman: Will be sensitive to that and labor day is usually the last show, there is one small show in Sept. 2005. Jones: impressed with what is happening, has attended and enjoys looking at the horses but concerns education, loudspeaker noise and trees to buffer the noise.

Eickman: will certainly look into that.

Elizabeth Shafer-read letter of concerns and have a copy for files-additional traffic, problems with water quality for disturbing water, food service on site instead of eating in town, barn is close to stream with water contamination from spraying down horses; they caused beavers to move down to their property and eating all of her trees.

Creen-having beaver problems at his place also, beavers move up and down streams

Eickman: they still have a lot of trees. The water was tested and approved by Wayne

Debrowski and also Army Corp. Corp. will be closing their file on this. Shafer-concerned with closing of file, it is supposed to be on going. Creen-that is beyond Pl. Bd. Bill Trumbour, Theresa Freligh and Ken Swart-Sawyerkill has always been muddy and has beaver dams. **Chuck Fiorello-lives in blue house-question on water and sewer line** Eickman-they paid for the line and the pumping station and maintain it Creen-you can ask water dept. if you want to add on to it. **A motion** by Post, seconded by Rinaldo to close hearing at 8:20p.m. All in favor, none opposed, carried. Consultant-downstream capacity for sewer flow needs to be approved yet. Post would like a buffer for neighbors. **Creen- yes, will ask that when they have a site plan.** Discussed drainage by Putt'n Plus. They will look at it and help resolve by maybe replacing and upgrading the culvert. Needs revised maps to show all changes and metes and bounds and show location of houses. No lighting is needed, covered on original plans. A motion by Post, seconded by Bruno for a Neg Dec. All in favor, none opposed, carried. A motion by Collins, seconded by Post to grant a Resolution for Conditional Final approval pending metes and bounds survey, letter from the Town Sewer and Water Department for adequate downstream capacity and clarification to show no new land uses for property . All in favor, none opposed, carried. Received receipt cards and Seqr.

2. Minor-Diana Sogaro-W. Saugerties Rd-Maps presented by Rich Rothe-opened public hearing at 8:45p.m. Has 3 acres to be subdivided into 2 lots. Existing lot with house and then a lot for new house. Has Health Dept. approval and curb cut. Need to revise these maps as applicant wants to widen the new lot. Has 117ft. move over 11ft. to gain minimal lot size of 1 acre. No comments. She has ZBA approval for a variance on minimal lot size. A motion by Post, seconded by Rinaldo to close hearing at 8:50p.m. Not in flood plane. All in favor, none opposed, carried. A motion by Post, seconded by Bruno for a Neg Dec. All in favor, none opposed, carried. A motion by Post, seconded by Collins to grant Conditional Final approval pending receipt of reproducible map and fees paid. Received receipt cards and Seqr.

3. Site Plan and Lot line revision-Ronald & Donna Beiter-Rt. 32 & Harry Wells Rd.-Opened public hearing at 8:55p.m.-Maps presented by Tom Conrad-revised maps. Lot 4 is not part of this submission. Beiter's are buying Curtis property and using as an entrance. Build a storage building. No employees. Has parking. Add Parcel A to existing residential lot. Comments: James O'Reilly-this is an improvement. With reference to Note 8, abandonment of road-this is an old trail not a legal entrance-do not use at all. Creen-they can use for construction purposes and then abandon and after construction is done Building Inspector will enforce. Will put on map for construction use only and no curb cut approval. O'Reilly-Lot 8 is to have no commercial use at all and wants screening on Rt. 32 by the face of the ledge. Creen-OK A motion by Post seconded by Bruno to close hearing at 9:05p.m. All in favor, none opposed, carried.

County Pl. Bd. comments have all been discussed and covered. Needs curb cut. Drainage was discussed, there is a gravel parking lot. A motion by Post, seconded by Rinaldo for a Neg Dec. All in favor, none opposed, carried. A motion by Post, seconded by Collins to grant Preliminary Plat approval, waive Final Plat submission and grant Conditional Final approval pending DOT curb cut approval and receipt of Engineer's report for the access road including landscaping. All in favor, none opposed, carried. Received receipt cards and Seqr.

4. Minor-Angelo & Rosemary Sasso-Bonavita Lane-Glasco-Opened public hearing at 9:20p.m.-Maps presented by Michael Vetere-Private road, maintained by Town. Has sewer and water capacity approval. No comments. A motion by Post, seconded by Bruno to close hearing at 9:22p.m. All in favor, none opposed, carried. A motion by Post, seconded by Bruno for a Neg Dec. All in favor, none opposed, carried. A motion by Post, 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 signed maps.

5. Minor-Edward Martino III-Pauline Lane off Rt. 32-opened public hearing at 9:24p.m.-Maps presented by Michael Vetere-subdivided in 1984-resubdividing Lot 6. Private lane, has sewer, has a Well but has capability of using Town water. No comments. A motion by Post, seconded by Rinaldo to close hearing at 9:27p.m. All in favor, none opposed, carried. A motion by Post, seconded by Bruno for a Neg Dec. All in favor, none opposed, carried. A motion by Post, seconded by Bruno to grant preliminary plat approval, waive submission of Final plat and grant Final approval. All in favor, none opposed, carried. Rec'd receipt cards, Seqr. and signed maps.

6. Minor-Jules & Eleanor Henkel-High Falls Rd.-opened public hearing at 9:30p.m.-Maps presented by Jules Henkel-has a parcel naturally subdivided by High Falls Road-existing house lot on one side and subdividing that parcel off of the acreage across the road which will be the new lot. Has sewer and water and curb cut. No comments. A motion by Post, seconded by Bruno to close hearing at 9:35p.m. All in favor, none opposed, carried. A motion by Furman, seconded by Rinaldo for a Neg Dec. All in favor, none opposed, carried. A motion by Creen, seconded by Collins to grant preliminary plat approval, waive submission of Final Plat and grant Conditional Final approval pending metes and bounds on map, curb cut approval and owner's signatures. All in favor, none opposed, carried. Received receipt cards and Seqr.

7. Minor-Kevin & Corine Goering-Ralph Vedder Rd.-opened public hearing at 9:40p.m.-Maps presented by Tom Conrad-a new building lot. No comments but read fax and letter. Anthony Breck fax-concerned with wetlands, streams and drainage especially if they are going to put in a horse farm. Letters from Brent Buell and Henry Alamandy-concerned with streams and wet areas. Conrad explained and they will have to design septic for 2ft. perk tests. A motion by Post, seconded by Furman to close hearing at 9:50p.m. All in favor, none opposed, carried. A motion by Post, seconded by Furman for a Neg Dec. All in favor, none opposed, carried. A motion by Post, seconded by Rinaldo to grant Conditional Final approval pending Health Dept. approval, fees paid and curb cut approval. All in favor, none opposed, carried. Received receipt cards and Seqr.

OLD BUSINESS:

1. Major-Glasco Ponds, Glasco Turnpike Operating LLC / Joe Scharf-Glasco Turnpike-Maps presented by Richard Praetorius and Michael Moriello. Has Army Corps approval of what was submitted. Coverage under Nationwide Aquatic Benches. Moriello-Has Part 2 and updated Part 1 and has historic review. In process with Part 3 and will be finished soon. Then can work in those areas. Can prepare a Seqr. draft and approve and add additional information. Praetorius- has water, sewer, retention ponds finished.

2. Site Plan-LoDolce Machine Company-Malden Turnpike-Maps presented by Tom Conrad-erecting a new building for a clean room shop. Adding more parking. Co. Pl. Board comments were discussed-they have a curb cut already, no additional lighting is needed. This is just an addition to an approved site plan, an amendment. There is a drainage problem but they have a ditch to control most. A pump station is built up. Drainage is not going to change. A motion by Creen, seconded by Collins for a Neg Dec. All in favor, none opposed, carried. A motion by Creen, seconded by Post to override County comments based on prior approval of site plan and amended site plan does not specifically effect the environment. All in favor, none opposed, carried. A motion by Creen, seconded by Bruno to grant Final approval on amended site plan. All in favor, none opposed, carried. Received signed site plan and Seqr.

3. Minor-James & Mary Noecker-Hommelville Road-Maps by Tom Conrad- approved 3 months ago-wants to shorten one line and take a triangle out. A motion by Collins, seconded by Post to grant Conditional Final approval pending owner's signature. All in favor, none opposed, carried.

4. Lot line revision & Site plan-Patrick & Theresa Walsh-Rt. 9W-Maps by Tom Conrad-garage was on neighbors property. Has received a piece from neighbor and is corrected. The garage will be half workshop and half retail. They have parking for store and some for them. A motion by Rinaldo, seconded by Post to waive public hearing per Section 323. All in favor, none opposed, carried. A motion by Furman, seconded by Post for a Neg Dec. All in favor, none opposed, carried. A motion by Post, seconded by Rinaldo to grant Conditional Final approval pending owner's signature. All in favor, none opposed, carried. Received Seqr.

PRE-HEARING CONFERENCE:

1. Minor-Arthur Forst Family Trust-Rt. 32-Maps presented by Michael Vetere-Town line runs through parcel so Ulster turned this over to Saugerties. Has 66 acres to be subdivided into a 60 acre lot on one side of Ulster Landing Rd and the rest on the other side of the road. A motion by Bruno, seconded by Post for a Neg Dec. All in favor, none opposed, carried. A motion by Bruno, seconded by Post to waive public hearing per a lot line revision on a Trust. All in favor, none opposed, carried. A motion by Creen, seconded by Collins to grant Final approval. All in favor, none opposed, carried. Received Seqr. and signed maps.

2. Revised Site plan-R & R Partnership-Guardian Self Storage-Rt. 9W- Maps presented by Frank Redl-Received approval in 2001-Were building in Phase 1 then had a water problem. Now have a redesigned plan. Building Inspector, DEC and Town Engineer have all reviewed and approved. Now Rich Farms filed with the ZBA stating has to go before the Planning Bd. for an amendment. Have not heard from ZBA but decided to come to Planning Bd. to move ahead. They are just raising the site to where it was before all the soil was removed and then will rebuild as to the plan. A motion by Creen, seconded by Rinaldo to waive another public hearing. Furman opposed, motion carried. A motion by Post, seconded by Collins for a Neg Dec. All in favor, none opposed, carried. A motion by Post, seconded by Collins to grant Final approval to the amended site plan. All in favor, none opposed, carried.

3. Site Plan-Simulais-Malden Turnpike-Maps presented by Richard Praetorius-build a manufacturing facility-80 thousand Sq.ft. Building. Will use existing drive way. Parking in front

of building about 70 spacing with potential area for future spaces. Will employ 90 people and will be 500 ft. back from Turnpike. Has retention pond. Has 17 acres in industrial and will only be using that part. Well verify sewer and water in Malden district. Traffic will be 45 cars an hour and will discuss what Chazen would suggest. Needs a pump station and water is 10in. pipe. Will submit for January agenda for Old Business.

4. Minor-Reinaldo Velez-Clearwater Lane-West Camp-Maps by Velez-Has Health Dept. approval. Will follow the comments from Chazen review. A motion by Furman, seconded by Post for sketch approval and schedule a public hearing for January 18, 2005. All in favor, none opposed, carried.

5. Minor-John Addrizzo-Churchland Rd.-Maps presented by Tom Conrad-Property split by road. A motion by Post, seconded by Furman to grant sketch approval and to schedule a public hearing for January 18, 2005. All in favor, none opposed, carried.

6. Minor-Deborah Cole-Dorothy Grace Rd.-Maps presented by Tom Conrad-30 acres-existing house. Has septic. Sell Lot 5A with house and keep Lot 5B. Check if Town Road. A motion by Post, seconded by Furman to grant sketch approval and schedule a public hearing for January 18, 2005. All in favor, none opposed, carried.

7. Lot line revision-Henrietta Luhrs-Churchland Road-Maps presented by Tom Conrad-Adding triangle, house lot and portion of 3rd parcel to total area. Parcel B add to other land in back for back access. A motion by Creen, seconded by Rinaldo to waive public hearing per Section 323. All in favor, none opposed, carried. Fix area. Put on agenda for Old Business for January 2005.

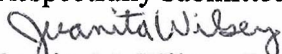
8. Site plan-Estate of Ernst Fick-Rt. 32-greenhouse and shop and apartment-Maps presented by Tom Conrad-House will have an apartment and a retail shop, adding a greenhouse with retail area on either side for soils, plants, etc. Will leave maple tree and pond for water plants. Will have 20 parking spaces with room to add more. Will landscape by parking and road with a lighted sign. Greenhouse is a kit and will give Building Inspect a copy to review. Chazen review mentioned drainage and gateway overlay- leaving tree lines where they are. A walk through was done in the building by fire department. Lighting-no business after dark but one light off building, one on lot and the lighted sign which were all recommended by County. Needs to be forwarded to Co. Planning Bd. Conrad will forward. Should be ready for a public hearing in February 2005.

MISCELLANEOUS:

1. Montano - received the site plan maps-will review maps and sign and return to P&Conrad .
2. Received signed David Whittaker maps
3. Received signed Barley maps.
4. Received signed Rebecca Burke / Dunsing maps.

Since there was no further business to discuss, a motion by Bruno, seconded by Post to adjourn the meeting at 12:15a.m.

Respectfully submitted,


Juanita M. Wilsey, Recording Secretary