



PLANNING BOARD MINUTES
FOR JULY 21, 2015

Post lead the Pledge of Allegiance.

No public hearings were scheduled for this meeting. Howard Post, Chairman, opened the meeting at 7:30p.m. Present were Howard Post, Paul Andreassen, William Hayes, Carol Furman, Kenneth Goldberg, William Creen, Michael Tiano, and Dan Weeks. James Bruno, Liaison, was present. MaryAnne Wrolsen, CAC, was present. Dan Shuster, Consultant, was present.

A motion by Goldberg, seconded by Andreassen to accept the June 2015 Minutes with the change that Tiano recused from Stowell project. Motion carried.

PUBLIC HEARINGS:

None

OLD BUSINESS:

1. Major-John Stowell-Rt. 32S-Plans presented by Chris DiChiaro. Tiano recused. Original subdivision received Final approval. This is duplex on Lot 1 update. DiChiaro check with Water Department. They are fixing the key and valve across the road under Rt. 32 that shifted years ago. All other water issues are fine with good pressure. Post-all Conditions are finished and were reviewed by Redder, has completed Bond letter and modified the Resolution. Furman-question if all lots can be subdivided like Lot 1. DiChiaro-this is a test case and will look at entire project if there is interest. Furman-original was to have 2 family house in one building. DiChiaro-brings prices down for elderly, etc. this seems to have some interest. Weeks-this is next to Farmhouse Commons and wants a request for pedestrian movement, on 50ft. wide ROW have room for pedestrians walk to Rt. 32 and will ask this for every project. DiChiaro-the 9 lot subdivision is already approved. Weeks-PIBd can ask for change for a ROW or sidewalk. Shuster-50ft. wide is adequate for walks on each side. DiChiaro-the subject did come up earlier but with a small subdivision would be expensive. Shuster-the cost of sidewalks is not included in Bond. Discussion on different styles of sidewalks-painted, etc. Shuster-this is a good idea but have to be careful can make situation worse. Post-painted lines are dangerous. There is a Committee working on policies. Andreassen-there is a reserve to connect to Farmhouse Commons. DiChiaro-yes for water, fire, drive and utilities. A motion by Andreassen, seconded by Creen to grant Conditional Final approval of the Lot 1 subdivision pending owner's signature and all fees paid. Tiano abstained. Motion carried.

2. Site Plan-Saugerties NY Development LP-Rt. 32N. Plans presented by Michael Moriello, Scott Dutton and Jeff Hogan. Moriello-had a gateway meeting with Dennis Doyle and discussed what building was going to look like, water, sewer issues and setting up a meeting with the Mayor, Shuster, Doyle, etc. for more discussions. Dutton-discussed the visuals that he submitted at meeting. Discussed how the vegetation hinders visuals for building view so went with the balloon test and reviewed the submission and wants feedback for next meeting. Shuster-would like to see what it would look like if all cleared with grass around the building. Weeks-is a cookie cutter of the new medical building in Ulster and would not want to see this building there and realizes this is a tight sight but does not want it totally cleared, save some trees and wetland is in back. Needs an expert to do that and the screening would help. Moriello-the wetlands would remain. Discussion on parking lot that could have trees. Hogan-explained that with 10% grading and 7 to 8ft. of fill they cannot save trees. Shuster-cut grade and lower building. Hogan too steep off Rt. 32 then. Discussion on pedestrian walks. Moriello-can tell developer but PIBd cannot make them. Goldberg-on parking increase on S side and take away some from front to place some trees, etc. Hogan-no at minimum slope. Shuster-the 2 restaurants take up a lot of land, overuse of land. Weeks read gateway and easement Laws. Moriello-cannot put parking in back. Weeks-screening and buffering is key. Hogan-the old house slopes towards hotel so has a drainage swale and there is a preliminary landscaping plan started. Moriello-more landscaping development in the front. Weeks-concerned with drive thru. Moriello-not sure who will rent the other buildings but this is worse scenario. Shuster-working toward approval of a Type I action. Goldberg-why did Holiday Inn pick this style sure there are others that would fit in nicer. Dutton-no idea. Furman-the lower floor has been cut off so no restaurants, etc. Moriello-applicant has invested millions of money in community and this is what he picked and now has to work with PIBd to make it work and make it affordable too. Weeks-discuss color and make this better. Dutton-there are building codes on this too for floors and height for a wooden buildings.

3. Site Plan-Farmhouse Commons/Paul Page-Plans presented by Bruce Utter. Discussed traffic study which remains the same as years before - there is more traffic but no significant change, inter-cross connection is not necessary and should add a sign that driveway is up ahead due to sight distance. The public school study determined 26 students from K – 12 will occupy apartments. Shuster-more students then before due to size of units. Utter-water usage in general a 400 – 500 difference. Added grading plan so more room for pond and less disturbance. Utility plan-fire hydrants- 4 added for flushing. Discussion on storm catch basins, sewer lines and houses will have sprinkler systems. Fire trucks need to bring own water. Tiano-disagree-has to be able to fight fire. Utter-with sprinklers has more for fighting fires then all other homes around there. Tiano-fire truck turnarounds. Utter-yes. Furman-interior pedestrian walkways. Utter-yes-around a foot wide of grass around common area that would not be fenced in. The pond will be 4ft. deep. Weeks-landscaping and lighting. Utter-yes. Weeks-a nice bus shelter. Utter-yes is there. Shuster-Neg Dec and then site plan approval there is no difference from 2012 and needs to be referred to UICoPIBd. Weeks-feels uncomfortable to be negative because of traffic problem up the road but there is a problem at the light. Tiano-water tower installed with Commons included. Utter-all projects were included in

the study and tower is 40ft. tall. Weeks-no inter-connect for car but can walk. Utter-yes. Moriello-will prepare PIBd's Part 2 of short EAF and compare from 2012 to save Shuster some time. Shuster-address at next meeting and refer to UICoPIBd after Neg Dec and refer to Town Engineer to review. Public hearing is optional.

PRE-HEARING CONFERENCE:

None

MISCELLANEOUS:

1. Received Zoning Board Materials.

Since there was no further business to discuss, a motion by Creen, seconded by Andreassen to adjourn the meeting at 9:15p.m. All in favor, none opposed, carried.

Submitted by:

Juanita M. Wilsey,
Recording Secretary