

MINUTES FOR JULY 19, 2005

Six 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 7:50p.m. Present were James Bruno, William Creen, William Hayes, Howard Post, John Rinaldo, George Collins and Carole Furman.

Chris Round, Consultant was present. Tom Macarille was absent.

A motion by Post, seconded by Rinaldo to accept the June 2005 Minutes with amendment. All in favor, none opposed, carried.

PUBLIC HEARINGS:

1. Minor-Janis Rell-Old Stage Rd.-opened public hearing at 7:55p.m. Maps presented Janis Rell. Has 4 acres to be subdivided-existing house and 1 acre and the apartment building with 3 acres. Comments: Eric Tietjen-discussed water tie in to him. Rell-she has had water since the 70's and Tietjen is separate from that. She has individual water lines to house and apartments. A motion by Post, seconded by Rinaldo to close hearing 8:00p.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 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.
2. Site plan-Randy Sperl-Rt. 9W-opened hearing at 8:02p.m. Maps presented by Randy Sperl. Is a commercial parcel for his physical therapy office. Will remove one curb cut on Rt. 9W, will access off Rt. 9W and exit off of Simmons Drive. Needs both DOT approval and Town Highway approval. No comments. A motion by Post, seconded by Hayes to close hearing 8:10p.m. All in favor, none opposed, carried. Discussed landscaping, storm water and Co. Planning Bd. comments. A motion by Post, seconded by Rinaldo for a Neg Dec. All in favor, none opposed, carried. A motion by Post, seconded by Furman to grant preliminary plat approval, waive submission of Final plat and grant Conditional Final approval pending updated site plan showing DOT curb cut and Town Highway approvals, parking lot properly located, incorporate Co. Planning Board comments and all fees paid. Received receipt cards and Seqr.
3. Site Plan-Saug. Comm. Evangelical Free Church-opened hearing at 8:15p.m. Maps presented by John Wicks. Will reduce paving area will still be less than 15%. Still have enough parking area. Lighting will be covered shield down. There will be 4 driveway lights - on at dusk and off at end of service, on a timer. There will be 2 lights for parking area-on only when an event is at the church. For landscaping there will be trees in wooded area, a few trees on lawn area with flowers and plants. A garden is planned in

the future. There will be a stone splash area around the building, then an area around for plantings and then a sidewalk area. Ditch exists and pipe is at correct grade and follows to stream. Comments: Ralph Mayone-wants to make sure the ditch and drainage from him to church property does not get closed up. Needs to be kept open. Wicks-they will maintain the ditch.

Maurice Hodder-are you planning to put up a sign. Wicks-in the future and it will meet all zoning laws. Simple sign with name of church, pastor and service hours.

Creen-they would need a sign permit. A motion by Collins, seconded by Furman to close hearing at 8:30p.m. All in favor, none opposed, carried.

Discussed parking overhang for thru traffic-make sure it is wide enough for cars to back up. A motion by Furman, seconded by Hayes to forward to Co. Planning Bd. All in favor, none opposed, carried. Sent to Co. Planning Bd. on July 22, 2005. Received receipt cards.

4. Minor-Florence Rivenburg-High Falls Road-opened hearing at 8:40p.m.-Maps presented by Tom Conrad-16 acres subdivide 2 acres with existing house on Lot 2. Lot 1 would be 14 acres. Existing access No comments. A motion by Rinaldo, seconded by Furman to close hearing at 8:42p.m. All in favor, none opposed, carried. Has metes and bounds on access. No Health Dept needed on 14 acres. Needs a curb cut letter of approval. A motion by Post, seconded by Hayes for a Neg Dec. All in favor, none opposed, carried. A motion by Post, seconded by Furman to grant preliminary plat approval, waive submission of Final plat and grant Conditional Final approval pending curb cut, owner's signature and all fees paid. Received receipt cards and Seqr.

5. Minor-Blaine & Sally Gibbs-High Falls Road-Withdrawn-title came back stating this was already a 2 lot parcel-no need for a subdivision.

6. Minor-Joseph Zibella-Joseph's Blvd.-opened public hearing at 8:45p.m -Maps presented by Tom Conrad. Existing Lot 1 has garage and Lot 2 has house. No comments. A motion by Post, seconded by Furman to close hearing at 8:47p.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 preliminary plat approval, waive submission of Final plat and grant Conditional Final approval pending curb cut approval, owner's signature and all fees paid. All in favor, none opposed, carried. Received receipt cards and Seqr.

OLD BUSINESS:

1. Major-Michael Vetere & Mark Tiano / Fortune Valley Estates – Fortune Valley Lane-Maps presented by Mike Vetere- 4 lots - removing Central Hudson pole which is in right-of-way, has topo and house sites. Stream is not classified. Amount of Town Road is 1,050ft. and amount of private road would be 650ft. Can add hammerhead at end of Town Road. Needs a bigger cul-de-sac for donut construction. A motion by Post, seconded by Furman for a Neg Dec. All in favor, none opposed, carried. A motion by Post, seconded by Furman to grant preliminary plat approval, waive submission of Final plat and grant Conditional Final approval pending approvals from Town Engineer and

Town Highway, owner's signature, lot line correction, drainage and all fees paid. All in favor, none opposed, carried. Received Seqr.

2. Site Plan-Saugerties Wellness Center-Rt. 212-Maps presented by Matt Mason-Reviewed Co. Planning Bd. comments. Septic approval in process. No sign is needed and the easement will be executed. Will show grading. A motion by Post, seconded by Hayes for a Neg Dec. All in favor, none opposed, carried. A motion by Post, seconded by Hayes to grant preliminary plat approval, waive submission of Final Plat and grant Conditional Final approval pending reserve area for septic approved by Health Dept., easement, owner's signature and all fees paid. All in favor, none opposed, carried. Received Seqr.

3. Major-Blue Mountain Enterprises, LLC-Red Maple Road-Maps presented by Dan Winne-Lot 21 of Twin Maples. Has building permit. Build 3 town houses. Needs to show metes and bounds and submit revised maps. 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 signature blocks and owner's signature and all fees paid. All in favor, none opposed, carried.

4. Site Plan-Michael Maxwell-People's Rd. -Maps presented by Richard Praetorius. Reviewed Co. Planning Bd. comments and storm water comments. Praetorius responded to comments. Discussed safety of People's Road. Has soil contents. Discussed usage of other two buildings for future Phase. Not sure of occupants yet. Make it part of the Resolution that buildings are approved for wholesale and if retail in future needs to come back for approval. Septic is for a total of 45 employees. Discussed traffic and Chazen recommendations. No need to notify Army Corp.-under a 10th of an acre. A motion by Creen, seconded by Post for a Neg Dec with Resolution on Part 2. All in favor, none opposed, carried. A motion by Creen, seconded by Post to grant preliminary plat approval, waive submission of final plat and grant Conditional Final approval pending Health Dept. approval on water and sewer system, Resolution for Building 2 and 3, owner's signature, Resolution shown on map and all fees paid. All in favor, none opposed, carried.

5. Major-James Thorsen-Fred Short Road-Maps presented by Richard Praetorius-7 lots-5 lots need Health Dept. approval. A motion by Collins, seconded by Post for a Neg Dec. All in favor, none opposed, carried. A motion by Collins, seconded by Post to grant preliminary plat approval, waive submission of Final plat and grant Conditional Final approval pending Health Dept. approval and either Bond or build a road. All in favor, none opposed, carried. Received Seqr.

Hayes-recused

6. Lot line revision-Esopus Creek Conservancy / William Hayes-Extension of Roming Lane-Maps presented by Thomas Conrad-14 acres subdividing 5 acres and giving to Conservancy. Angle line of access so it stays on Hayes piece but Esopus has access. A motion by Post, seconded by Collins for a Neg Dec. All in favor, none opposed, carried. A motion by Creen, seconded by Post to grant preliminary plat approval, waive

submission of Final plat and grant Conditional Final approval pending owner's signatures. All in favor, none opposed, carried. Hayes-returned to table.

7. Minor-John Addrizzo-John Carle Rd.-Maps presented by Tom Conrad-discussed legal access. Gano is owner of piece on Serenity Drive for access through that parcel to this parcel, is separate parcel from this parcel. Show road on map from Serenity Drive going through Gano to larger 100+ piece parcel.

8. Lot line revision-John & Barbara Baker-DeWitt Lane-Maps presented by Tom Conrad- Maps were signed in June 21, 2005 but an oversight on motions: A motion by Post, seconded by Collins for a Neg Dec. All in favor, none opposed, carried. A motion by Post, seconded by Hayes to grant preliminary plat approval, waive submission of Final plat and grant Final approval. All in favor, none opposed, carried. Rec'd 2 signed maps.

PRE-HEARING CONFERENCE:

1. Major—Character Unlimited, LLC-West Camp Rd.-Maps presented by Michael Vetere-3 lots-old mushroom plant-Lot 3 is old plant. Access is half paved and half gravel. Needs curb cuts and letter from his Engineer on septic approval. No wetlands. A motion by Post, seconded by Furman to grant sketch approval and schedule a public hearing for August 16,2005. All in favor, none opposed, carried.

2. Minor-Christopher White-Band Camp Rd.-Maps presented by Chris White-Has 86 acres to be subdivided into Lot 1 with 46 acres and Lot 2 has existing house with 40 acres. A motion by Post, seconded by Furman to grant sketch approval and to schedule a public hearing for August 16, 2005. All in favor, none opposed, carried.

3. Minor-Peter & Cathy DuValoois-Wilhelm Rd.-Maps presented by Tom Conrad-5+ acres subdivided into 2 lots of 2.8 acres each. Has 50ft. right-of-way and a Central Hudson power line. No dwelling. Discussion with Bill Trumpbour on labeling and showing the woods road as part of the Kingston Commons right-of-way. Conrad said they cannot make sure where the Kingston Commons right-of-way is located. Conrad would show existing road but not label it a right-of-way. Trumpbour will supply a deed with the language. A motion by Creen, seconded by Furman to schedule a public hearing for August 16, 2005 or September 20, 2005. All in favor, none opposed, carried.

4. Major-Gilbert & Lisa Hartrum-Snyder Rd.-Maps presented by Tom Conrad-5 total lots -has 4 children-each to get 2 acre lots and remainder. Access off Snyder Lane, cul-de-sac – 50ft. wide and 800ft. length. Need contours because each child picked out their own site-maybe in future will be adding 3 more acres to each parcel. Road has 12% grade. Show topo. Lot 5 is 30+ acres. Not a realty subdivision. A motion by Post, seconded by Hayes to grant sketch approval and schedule for a public hearing for August 16, 2005. All in favor, none opposed, carried.

5. Site Plan-Timothy Morgan-Rt.32 and People's Road-Maps presented by Jeff Hogan-This project was constructed without a site plan. Now going through site plan. There is

a gravel parking area for pizza place, Tim's Air Conditioning and Heating truck parking and warehouse for business. Parking spaces for 25 cars and display for carports. Access is through the Deli and Town Highway would approval a curb cut off of People's Road too. There is also an apartment rented in back. Will improve this corner with a new larger sign for advertising other business. Take off H.I.T.S. sign (not suppose to use road). Discuss sign with Building Inspector. Discussed maintenance of ditch and add landscaping. Collin-brought up that a lot of metal sheds are being put up all over, maybe check out something else. Septic is in back for apartments and septic for commercial on the side. Landscape between rental and business. Show drainage contours and follow Gateway overlay. Dress up landscaping by car rentals. Provide cut sheet of car port. A motion by Post, seconded by Furman to grant sketch approval and schedule a public hearing for August 16, 2005. All in favor, none opposed, carried.

MISCELLANEOUS:

1. Received June 2005 Zoning Board Minutes on July 19, 2005 – no comments.
2. Norman Heese – received 3 signed maps
3. John Addrizzo-lot line – SBL#28.2-4-13.11-received 2 signed maps
4. John Addrizzo-SBL#28.2-2-27 – received 2 signed maps.

Since there was no further business to discuss, a motion by Creen, seconded by Bruno to adjourn the meeting at 11:15p.m.

Respectfully submitted,

Juanita M. Wilsey,
Recording Secretary