

PLANNING BOARD
MINUTES FOR MAY 17, 2011

One public hearing was scheduled for this meeting. Howard Post, Chairman, opened the meeting at 7:33p.m. Present were Paul Andreassen, Howard Post, William Creen, Dan Weeks, and Ken Goldberg. Absent were Mike Tiano, William Hayes and Carole Furman. Bruce Leighton, Liaison, absent. Dan Shuster, Consultant, and Josh Randall, CAC, were present.

A motion by Goldberg, seconded by Creen to accept the April 2011 Minutes with corrections. All in favor, none opposed, carried.

PUBLIC HEARINGS:

1. Minor-John and Kristina Chmelar-Drummond Falls Road-Maps presented by Tom Conrad. Opened public hearing at 7:42p.m. Parcels located in both Catskill and Saugerties. Locate on map the proposed road, proposed septic and house. No comments. A motion by Goldberg, seconded by Andreassen to close hearing at 7:45p.m. All in favor, none opposed, carried. No correspondence from Catskill Pl. Bd. Conrad-contacted Catskill Pl.Bd. and they have no concerns and turned it over to the highway dept. Saugerties Town Board will be reviewing Section 280a on Open Development. Need to delineate wetlands. A motion by Goldberg, seconded by Creen for a Neg Dec. All in favor, none opposed, carried. A motion by Goldberg, seconded by Creen to grant Preliminary Plat approval, waive submission of Final Plat and grant Conditional Final approval pending letter from Catskill, wetland delineation and Section 280a matter solved. All in favor, none opposed, carried. Received Receipt cards and Seqr.

OLD BUSINESS:

1. Site Plan-Aristotle Moshos-York Street-Plans presented by Moshos-Has compiled answers to all objections from neighbors. Gave Draft Resolution to Moshos and Dave VanBenschotan to review. Discussed Pl.Bd. 2 year completion period versus Town Engineer's 3 year completion period. Moshos would like 3 years. Pl. Bd. will agree to 2 years and if moving along will extend that time frame after the 2 year inspection. Escrow needs to be replenished, Moshos will come to the Pl.Bd. office. A motion by Creen, seconded by Goldberg to accept the draft Resolution. Andreassen abstained. Motion carried. Send copy of signed Resolution to Moshos and his attorney, Dave

VanBenschoten. Moshos will apply for a building permit in 9 months. He was informed that he has to apply within 12 months.

2. Lot Line Revision-Donald and Eileen Lezette-Fawn Road-Plans presented by Tom Conrad. Update – neighbors will not sign Road Maintenance Agreement. When they start construction, they will need the Road Maintenance Agreement. Will add a NOTE to the map stating this. Lots exist now. A motion by Creen, seconded by Andreassen 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.

3. Major-Michael Spada-Rt. 32S-Discussion on Open Space Development (280a) on Town Law. ZBA needs a recommendation from the Pl.Bd. A motion by Andreassen, seconded by Creen to forward a recommendation to the ZBA to approve the area variance for the Spada driveway. All in favor, none opposed, carried.

4. Major-John Stowell-Rt. 32S-Plans presented by Richard Rothe. A 9 lot subdivision and presenting same map. Here to discuss the inter-cross road with Crowne Management since that project is now apartments. Stowell is concerned that this inter-cross road will turn into a thru-way through his subdivision. Creen- this is pre-mature since no amended site plan has been presented by Crowne Management for apartments. Stowell will agree to connect for emergency use only but will not dedicate to Town. Rothe-Stowell has Conditional final pending the inter-cross road and the creation of a Stormwater District. Does not want to be held up over the inter-cross road. Creen-the connection does not have to be built now just reserve the open space. Shuster-make a NOTE on map stating future construction. Rothe-concerned with safety and traffic through Stowell subdivision- traffic from 40 apartment units going thru his 9 lot subdivision. Stowell-if Crowne's access cannot deal with the 40 units then limit his construction or have Crowne design a horseshoe road system. Shuster-you can build your road and end at a cul-de-sac and Pl.Bd. cannot set a precedent with inter-cross roads. Post-refer to Town Attorney for advice to protect Town and Stowell. Show on map as a reserved area and not to be built on. A motion by Creen, seconded by Andreassen to forward a letter to Town Attorney asking for information to protect Town and developers with reference to inter-cross roads. Rothe will then submit revised maps.

PRE-HEARING CONFERENCE:

1. Minor-Vincent Organtini / Old Realty, Inc.–John Joy Road-Plans presented by Peak Engineering. Minor subdivision with a 50ft. wide private road parcel that will provide access to back lot. Discussed private road will remain in Organtini name, the need for a Road Maintenance Agreement, a flag lot for back lot and the need to meet Rural Road Regulations. A motion by Andreassen, seconded by Weeks to schedule a public hearing for June 21, 2011. All in favor, none opposed, carried. A motion by Goldberg, seconded by Creen to declare 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.

MISCELLANEOUS:

1. Updated Gunter Martin map – changed recent filed map due to property line moved to center of road. Discussion: Town has a 25ft. road reservation. A motion by Creen, seconded by Andreassen to not sign new maps to keep as is. All in favor, none opposed, carried. Will revise maps with 25ft. road reservation marked on map.

2. William Muellner-Minor-Tondo Ave.-A motion by Creen, seconded by Andreassen for Muellner to submit a letter stating that neighbors will not sign a Road Maintenance Agreement and to add a NOTE on map stating that upon the start of construction they will need a Road Maintenance Agreement. All in favor, none opposed, carried.

3. Open Space Development – (Section 280a) – Shuster stated that Pl.Bd. can set specific ground work on individual projects. A motion by Weeks, seconded by Creen that no action be taken on Open Space Development pending the development of standards and guidelines. All in favor, none opposed, carried.

4. Win One for Jesus-Rt. 32S-Special Use Permit—Their Special Use Permit was contingent on obtaining certification. They lost their certification. They can come back to the Pl.Bd. when they receive certification again. A motion by Andreassen, seconded by Goldberg to have Building Inspector prepare a letter to revoke Win One for Jesus's special use permit immediately due to invalid credentials per Section 7.4d. All in favor, none opposed, carried.

5. Received ZBA Minutes.

Since there was no further business to discuss, a motion by Creen, seconded by Post to adjourn the meeting at 9:00p.m. All in favor, none opposed, carried.

Respectfully submitted,

Juanita M. Wilsey, Recording Secretary