



PLANNING BOARD
MINUTES FOR JULY 17, 2012

Three public hearings were scheduled for this meeting and the public was invited to come forward to examine plans and ask questions. Howard Post, Chairman, opened the meeting at 7:30p.m. Present were Paul Andreassen, Howard Post, William Creen, William Hayes, Dan Weeks, Carole Furman and Mike Tiano. Absent: Ken Goldberg. Bruce Leighton, Liaison, and Dan Shuster, Consultant; and Josh Randall, CAC, present.

A motion by Furman, seconded by Creen to accept the June 2012 Minutes. All in favor, none opposed, carried.

PUBLIC HEARINGS:

1. Site Plan-AT & T-Rt. 32N-Opened public hearing at 7:33p.m. Plans presented by Richard Praetorius. Build a Regen Station-adds power charge and sends out through cables. Bringing underground cable up into new building for easier maintenance. No comments. A motion by Furman, seconded by Andreassen to close hearing at 7:37p.m. All in favor, none opposed, carried. Discussion on fencing in the whole property. Praetorius-cannot do as neighbors can claim property up to fence. Discussed UICoPIBd comments. DOT curb cut is part of application. Discussed air conditioner noise: noise is well below level in this area. The conditioners are mounted on backside of building. Has not been in personal contact with neighbor except for a letter informing them about this project. The garden next to project is all weeds this year. Lighting is 1" downward and will not travel out perimeter of property. Everything will be located below the level of all roads. A motion by Andreassen, seconded by Creen to override the UICoPIBd comments with reference to lighting. All in favor, none opposed, carried. A motion by Andreassen, seconded by Creen to approve this site plan pending compliance with all DOT requirements noted on site plan. All in favor, none opposed, carried. Per Zoning did not need to send letters to neighbors but did send a letter to neighbor affected most.

2. Site Plan and Special Use Permit-Amity Solutions LLC-Schoolhouse Road-Opened public hearing at 7:50p.m. Plans presented by Elmer LeSauer, partner. Received Q&A hand outs. There will be no site improvements. This is for a Special Use Permit only. This is Amity's only location. Will be installing a safety light and planting a row of trees for additional buffer. They will be offering counseling which is a late stage treatment plan. No medical treatment. Clients have already been through detox, prevention and have been released from those programs. The program is designed to help them with their triggers, to deal and help so they do not have a relapse. The Director, Jack Bennett, has 25 years experience. A stay of 28 to 45 days or as long as 90 days. Will use the house like a B&B - family style. All self pay with no insurance, government agency, etc. Will be supervised with trained counselors. A counselor there 24 hours a day. There are 5 bedroom now plus 1 room used for storage until renovated. A total of 11

people. Rate-\$5,600.00 for 28 days with a reduced rate for Ulster County residents. Advertising on internet, through referral campaign who completed early recovery from Saugerties or Ulster Co. There is an intense phone screening and a 2 1/2 hour session with their history in order to be accepted. If they cannot help them, they will not be approved. Will be drug tested before they arrive and when they come back if they leave. Can go on day trips with counselors. Comments: Josh Randall-counselors recovering abusers. LeSauer-Counselors have been in recovery. Kathy DeBolerlos-taking pictures of them for a data base on computer to know who is coming in and out. LeSauer-not a practice in any place. Neighbors concerned with lower property values. Neighbors concerned with their safety from sex offenders and criminals attending. LeSauer-not discriminating but will make sure of safety. Neighbors-concerned with safety of children at the bus stop across the road. John Cappello, Attorney for Amity-there is no treatment for sex offenders there, a sex offender can be anywhere, this is a place for counseling for drug and alcohol matters. Question: where do owner's live. Answer: Washington, DC and LeSauer lives in Kingston and counselors live in UlCo. Question: why was this place chosen. Answer: LeSauer-prior operator started and is in a beautiful rural setting. Question: Checked out other agencies and a 30 day stay was \$20,000 to \$30,000 so they might be taking the cheaper rate. Answer: Those agencies take insurance and those are insurance prices. Amity is introductory rate for now. Paul King-what is client / counselor ratio. LeSauer-3 to 4 counselors on a shift on an active day. Not all stay in building as some take clients on day trips. King-Curfews. LeSauer-there is a daily schedule with daily sessions planned that they have to attend. Lights out at 11:00p.m. Clay Trumpbour-concerned with certification. Bennett-told him of his certifications. Trumpbour-gave PIBd handout of Freeman article on his drug charges. Bennett-charges were dropped. Question: what kind of addictions will be treated. Answer: mostly former opium and alcohol abuse. Question: concerned that they do not need licenses so no one will be checking them out. Answer: they have government oversight and if they overstep bounds can lose certification. Question: plan on any additions. Answer: they have 8 acres and not expanding at this time. If so, they would have to come back to the PIBd and all neighbors would be informed. Shuster-discussion of a written safety policy to be submitted to local law for review. Answer: they have a 200 page policy that can be submitted. Shuster-PIBd can make that a Recommendation. Question: How can they be open now without approvals. Answer: they have a prior approval as a conference center but they are going for a Special Use Permit that actually fits for their use and actually has more limitations. They have one resident currently but has had as many as four. Question: Neighbors concerned of their safety at night with clients sneaking out. Answer: this is a program that they want to attend, they have paid to attend. There is a counselor that stays the night and there is a one key lock on door and safety lighting in parking lot. Question: Neighbor concerned about sneaking out of windows and if windows have lighting on them. LeSauer: no. Trompbour-handed out a reference to State Certification of Residence for chemical abusing - can the Town review this to control. Shuster-can make a Condition to be reviewed and the Building Dept. would review. Cappella-explained the State versus Town Certifications-they do

not need to follow State Law in this case they are following Town Law. If there is a problem and someone informs the State, the State will check up on them. This is the Standard course for Town to review. Question: concerned that they are up and running now. Cappella explained again that they are approved but going for a better Special Use Permit. LeSauer-we are complying with the Town Building Dept. requests. Question: the PIBd will either approve or deny. Post – yes. Question: Information from Sangi saying that they are delinquent with Health Dept. LeSauer-working with Building Dept. and all this is being addressed. Cappella-Building Codes are Building Codes and if there is a problem they will comply. Question: are you paying taxes. LeSauer-yes, paying taxes. Question: can you guarantee that there will be no drugs in building. LeSauer-can do his best and has security inspection. King-what about visitors. Bennett-will set up ahead and approved and will deny if not approved. LeSauer-the counselors will know if they are using drugs. Question: will they be restricted to property only. LeSauer-the same as any Inn. They have sessions and activities to partake in. They can walk around and appreciate the views. Will have a counselor with them. You can call the Police to check out a problem if you see one. Question: they are not our neighbors, they are just temporary residents. Bennett-they are people wanting to change. Cappella-they have met with the Police Chief and will give Police their Safety Plan. They will always have a counselor with them. Can call Police, etc. for help. Question: can they have their phones. Bennett-yes under supervision. Question: what happens if they relapse. Bennett-of the 12 people all are OK so far. Can relapse, that is why they are there-to be helped. Cappella-If they want to leave they can as this is not a prison. LeSauer-had an open house, no one showed, anyone can always set up an appointment to come look at facility. Post-are there any new questions not covered-the PIBd will not make a decision tonight, has 62 days to make decision. A motion by Furman, seconded by Weeks to close hearing at 9:00p.m. All in favor, none opposed, carried. Post-get Safety Plan to PIBd and set up meeting with Police Chief.

3. Minor-Marian Dolney-Fawn Road-Opened public hearing at 9:05p.m. Plans presented by Richard Praetorius. Post-applicant had a public hearing with the ZBA approval. Praetorius-has 6.5 acres subdividing into 2 parcels each with about 3.2 acres. A house, septic, well and reserve for each Lot as shown on map. Has letter from Highway Dept. stating they are fine with having 2 driveways. Comments: Roger Straut-their back lots adjoin and he has no objections. A motion by Creen, seconded by Furman to close hearing at 9:10p.m. All in favor, none opposed, carried. A motion by Andreassen, seconded by Furman to grant Conditional Final approval pending fees paid, Health Dept. approval on each Lot and signatures. All in favor, none opposed, carried.

OLD BUSINESS:

1. Site Plan-Michael Piazza-32/212 Site Plan- Route 32 and 212- No one attended meeting to present maps.

2. Site Plan-ELJ Enterprise LLC / Rip Van Winkle Campground-Blue Mt. Road-Plans presented by Brian Ellsworth. Wants to raise a re-cycled garage on an open lot of the campground property. UICoPIBd determined “No County Impact”. A motion by

Andreassen, seconded by Creen to grant Conditional Final approval of Site Plan pending signatures and all fees paid. All in favor, none opposed, carried.

3. Major-John Stowell-Rt. 32S-Extension of 6 months has expired. Stowell would like a one year extension as stated in his e-mail. A motion by Creen, seconded by Andreassen to approve a regular six (6) month extension that would expire in January of 2013. All in favor, none opposed, carried.

PRE-HEARING CONFERENCE:

1. Major-Timbest, Inc. / Bishop's Gate-Camelot Court. Plans presented by Richard Praetorius. Explained Bishop's Gate and the 165 lot subdivision with separate Lots being released when sold. This is the release of Lot 148. A motion by Creen, seconded by Andreassen to release Lot 148. All in favor, none opposed, carried.

2. Site Plan Waterfront Overlay-Edward Montano-Minard Lane-Plans presented by Edward Montano, Jr. Building a single family dwelling in Malden by Hudson River. Meets all requirements. Lighting will be fully shielded. No public hearing necessary. Is part of a Road Maintenance Agreement with three properties: Montano, Hamilton and Steinberg. This parcel is tied into public water, sewer and utilities which are all underground. Post-concerned with glass window glare. Montano-they are 100ft. back from River. Creen-there is a coating that can be used on windows. An Unlisted Action. A motion by Creen, seconded by Andreassen to approve Neg Dec and approve the site plan with waterfront overlay. All in favor, none opposed, carried.

MISCELLANEOUS:

1. Guy Monfett-West Camp-Plans submitted by Richard Praetorius. In 1986 this minor subdivision was approved but never filed with UICoClerk but the one parcel has been sold many years ago and has been paying taxes, etc. In 1996 open a dog kennel on one of the parcels. Now wants to update maps so they can be filed. A motion by Creen, seconded by Furman to re-approve the map dated December 6, 1986 by Chairman's signature so map can be filed. All in favor, none opposed, carried. Praetorius will submit mylar and copies to be signed.

2. Received Zoning Board Materials.

Since there was no further business to discuss, a motion by Creen, seconded by Weeks to adjourn the meeting at 9:40p.m. All in favor, none opposed, carried.

Respectfully submitted,

Juanita M. Wilsey, Recording Secretary