



TOWN OF SAUGERTIES
PLANNING BOARD

Saugerties, New York 12477

PLANNING BOARD MINUTES

FEBRUARY 17, 2004

Four 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 7:38p.m. Present were John Rinaldo, Howard Post, George Collins, William Creen, Carole Furman, James Bruno and William Brandt. Deborah Howes from Chazen was present. Tom Macarelle, Laisian was present.

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

PUBLIC HEARINGS:

1. Minor-Albert Snyder-Country Lane-Band Camp Rd.- Maps presented by Snyder. Opened public hearing at 7:39p.m. No comments. A motion by Post, seconded by Furman to close hearing at 7:42p.m. All in favor, none opposed, carried. A motion by Brandt, seconded by Post for a Neg Dec. All in favor, none opposed, carried. A motion by Brandt, seconded by Rinaldo to grant Preliminary Plat approval, waive Final Plat submission and grant Final approval. Received receipt cards. Received signed maps, Seqr. and receipt cards.

2. Minor- Joan Gundersen-John Joy Rd.- Maps presented by Sara Hoger representing applicant due to illness-Opened public hearing at 7:45p.m. No comments. A motion by Post, seconded by Post to close hearing at 7:47p.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 Brandt, seconded by Post to grant Preliminary Plat approval, waive Final Plat submission and grant Conditional Final approval pending drive entrance to be attached to road surface at the existing grade and shall slope from road surface at a minimum of 1/4 inch per foot; Town of Saugerties shall not be held responsible for water runoff from road surface due to the property being lower than the road surface; Owner's signatures; evidence that Sara Hoger is legally representing Joan Gundersen and submission of a reproducible Final map with the first and second Conditions printed on the map. All in favor, none opposed, carried. Rec'd receipt cards and Seqr.

3. Minor-Donald & Theresa Feistamel-Spaulling Lane-Maps presented by Donald Feistamel-Opened public hearing at 7:55p.m.- Changing a lot line then subdividing into two lots. Comments as follows: Paul Van Schaack-concerned with the pitch for sewer and water, where would they get water and would they pay for it and what size homes are planned. Feistamel-will need a pump station, he will pay for it and he is paying now. Not sure what size home, maybe a spec home either 1 or 2 family. Andrew Pinkham-what about the 18 acres in back, drainage, who is paying for hydrant.

Feistamel-no plans to subdivide that yet. He paid for hydrant, etc., and has the bill.
Creen- just here for this minor subdivision now, will have to come back if further subdividing.
John Bennett-reviewed documents submitted and he did not submit a notice of intent. Concerned with the stream in the back And soil study, he used Rhinebeck.
Consultant-he does not have to, he is not disturbing an acre. And will not be disturbing the stream which is at least 100 ft. away. He used Hudson and Rhinebeck soil for study.
Creen: this has all been reviewed by the Town Eng. A motion by Post, seconded by Rinaldo to close hearing at 8:05p.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 Brandt, seconded by Post to grant Preliminary Final approval, waive Final Plat submission and grant Conditional Final approval pending the following conditions stated on a reproducible map: road surface at the existing grade and the slope from road surface, Town curb cut approval and curb cut approval relative to the fire hydrant from the Fire Department. All in favor, none opposed, carried.
Received receipt cards and Seqr.

4. Major-John Mullen and John Tabler-Kings Hwy. AND

Site Plan- John Mullen and John Tabler-Kings Hwy. - concrete plant- Maps presented by Richard Praetorius-Lot 1 has office and storage, site plan 2 to 3 years ago. Lot 2 has house. Lot 3 proposed concrete plant. Lot 4 is being conveyed to neighbor. This is a 4 lot subdivision and site plan on Lot 3. Discussed whether conditional approval has expired on this project and when time started. Praetorius says when maps are signed. Will ask Town Attorney and will give an answer to Praetorius in a few days. Chazen needs storm water general industrial release permit. John Lyons, Esq.-representing Marino-has segmentation concerns. Lot 1 has not been included on Seqr. and this should be consider all together, needs to be revised and recirculate materials. A motion by Brandt, seconded by Rinaldo to have public hearing remain open and table until next month. All in favor, none opposed, carried.

OLD BUSINESS:

1. Site plan-Woodstock Day School-Glasco Turnpike-Maps presented by Rod Futerfas, Esq.- Will modify maps for deliveries and emergencies for new parking lot. Asking for temporary CO for 6 months until the season for plantings and fencing can be completed. All other conditions have been met. A motion by Rinaldo, seconded by Post for Chazen to type the Resolution tomorrow so they can apply for temporary CO. All in favor, none opposed, carried.
2. Site Plan-HITS-Maps presented by Jason Morris, Engineer-Needs water to be filtered before it goes to ponds. They do not want to do plantings usually the plantings do not work. Will do a landscaping plan, a band around the pond. Will get Conditional Final pending submission of pond landscaping plat.
3. Major-Brenda Shoshana & Ariella Reiss-Houtman Rd.-Maps presented by Lewis Powell-Has a 3 lot subdivision-A motion by Post, seconded by Furman to grant sketch approval and to schedule a public hearing for March 16, 2004. All in favor, none opposed, carried.
4. Major-James & Jeannette Naccarato / Glasco Turnpike Operating LLC / Joseph Scharf-Glasco Turnpike-Has Village sewer and water-DEC permit map shows that it is in project. Has Part B

for Seqr. review - Type 1 action. Has revised maps with 72 lots now. Discussed infringing on wetlands if in backyards. Over time owners will disturb. Army Corp will review in March or April. Can have Deed restrictions for wetlands. A motion by Creen, seconded by Post to declare the Town of Saugerties Planning Board lead agency for this project. All in favor, none opposed, carried. Discussed if sketch plan approval should be given. It was decided to fine tune the maps and have Army Corp review in March and will then discuss sketch approval again. A motion by Creen, seconded by Post to send drainage report to Town Engineer for review now.

5. Minor-Anna Kohen DeRowe-Rt. 212-Maps presented by Tom Conrad-In June public hearing was pending Curb cut and Health Dept. approvals which now shows on maps and has sketch approval. Now needs a public hearing. A motion by Creen, seconded by Post to schedule a public hearing for March 16, 2004. All in favor, none opposed, carried.

PRE-HEARING CONFERENCE:

1. Minor-Abbie & Steve Schiff-Rt. 9W-W. Camp-Maps presented by Richard Rothe- A motion by Creen, seconded by Post to grant sketch approval and to schedule a public hearing for March 16, 2004 pending receipt of all documents, septic, curb cut, wetlands, metes and bounds of access of driveway for 12ft. waiver. All in favor, none opposed, carried.

2. Major-212 developers, LLC / South Peak Subdivision - Rt. 212 & Glasco Turnpike-Maps presented by Richard Rothe-53 acres and option to purchase other acreage. Has wetlands and will delineate. There is a stream and plans to cross it with a Town road. Needs curb cut, septic and storm water management. A motion by Creen, seconded by Post to grant Town of Saugerties as Lead Agency. All in favor, none opposed, carried.

3. Lot line revision-John Farcher-Rt. 9W & Arthur Lane-Maps presented by Tom Conrad-Parcel A gaining a piece, Parcel B to neighbor and Parcel C to Carpino. Needs all 3 signatures on map to show agreement. A motion by Post, seconded by Bruno to waive public hearing. 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 Rinaldo, seconded by Post to grant Conditional Final approval pending signatures of all owners. All in favor, none opposed, carried.

4. Lot line revision-Thomas F. Krzywonos-Band Camp Rd.-Maps presented by Tom Conrad. Parcel A to Silinsky. A motion by Post, seconded by Bruno to waive public hearing. 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 Rinaldo to grant Conditional Final approval pending owner's signatures. All in favor, none opposed, carried.

5. Minor-John Mullen / Leading Edge Developers - Snyder Rd.-Maps presented by Tom Conrad-Discussed the small piece added to make the 1200ft. length of road. Planning Bd. can waive the 1200ft. rule to avoid the jog and make 50ft. wide access. Will waive septic approval on 7 acres. A motion by Creen, seconded by Bruno to grant sketch approval and to schedule a public hearing for March 16, 2004. All in favor, none opposed, carried.

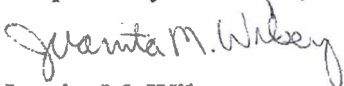
6. Lot line revision AND Site Plan - Mid Hudson Valley Credit Union-Rt. 9W-Maps presented by Bruce Hutter-adding a piece to the credit union parcel and expanding parking and building. Will have 3 drive thru lanes and 1 passing lane. The number of windows and tellers determines the number of parking spaces. They are proposing 45 parking spaces. There will be a U shaped drive, discussed lighting, landscaping and storm water. Will screen parking. Moving sign but not adding one and will need a curb cut on to side road for an added access. A motion by Creen, seconded by Bruno to waive public hearing for lot line and grant Final approval. All in favor, none opposed, carried. A motion by Creen, seconded by Bruno to grant sketch approval for site plan and to schedule a public hearing for March 16, 2004. All in favor, none opposed, carried.

MISCELLANEOUS:

1. Muellner and O'Leary -received 2 signed maps.

Since there was no further business to discuss, a motion by Post, seconded by Rinaldo to adjourn the meeting at 11:30p.m.

Respectfully submitted,



Juanita M. Wilsey,
Recording Secretary