

PLANNING BOARD
MINUTES FOR NOVEMBER 15, 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, Ken Goldberg, Mike Tiano, William Hayes, Carole Furman and Dan Weeks. Bruce Leighton, Liaison; Dan Shuster, Consultant; and Josh Randall, CAC were present.

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

PUBLIC HEARINGS:

1. Site Plan-Derek Winnie/Saugerties Self-Storage-Rt. 9W and 32S-Plans presented by Thomas Conrad. Requesting a 3,085sq.ft. parking for inventory vehicles. Comments: George Heidicamp-neighbor for 30 years-there is a grassy area, was a farm and in 2003 Saugerties Self-Storage was approved and had concerns with screening then. At that time Pl.Bd. wanted hemlock trees around property 10ft. on center NOW he is looking out the front door and will be looking at 15 cars. Is not opposed. Make sure prior screening is in place and there is screening for the adjoining neighbor also. Needs to comply with original approved plan. Conrad-there is a gap-plan shows plants for screening. Fred Stegmayer-adjoining neighbor-no objection but would like 3 or 4 more trees to continue toward Rt. 32S. Conrad-plan shows that. Heidicamp-parking lot goes way past Stegmayer's garage toward Rt. 32S. Shuster-plans last month showed parking lot smaller then proposed this month. The size has changed. This brings parking closer to neighbors. Stegmayer-Applicant is going beyond gravel and will be muddy, the gravel area should be the limit. Heidicamp-showed Conrad photo of gravel to grass. Conrad-he can extend gravel. The parking expanded an extra 815sq.ft. A motion by Furman, seconded by Creen to close hearing at 7:50p.m. All in favor, none opposed, carried. Discussion on trees- by Stegmayer is 6 or 8ft. onto Winnie property and not over drainage field. Winnie's boat is also parked on Stegmayer's property and if trees were planted this would not happen. Goldberg-reviewed original projects and found that Winnie has not complied with the prior approved site plans. Winnie should comply with prior projects before this project can be reviewed. Creen-gravel encroaching on Stegmayer's property right up to Stegmayer's house. Needs a barrier to help stop encroachment. Furman-what about the stormwater. Conrad-Quick Chex put that in to improve stormwater problem. Goldberg-there are cars parked there now. Shuster-read

law-no approval until prior plans are in compliance and Applicant can also post a Bond. Conrad-on Rt. 32 can he put filler trees in so as not to disrupt the established trees. Post-yes and fill in drainage gap too. Creen-set up a meeting to bring prior plans to compliance. Conrad-I will need a letter to show my client. Post move parking area back away from neighbor's house. A motion by Creen, seconded by Goldberg that the Pl.Bd. will not take further action on the 2011 Plan for Self Storage and will hold on the 2011 project until all approved prior site plans are in compliance. All in favor, none opposed, carried. Will send letter to Conrad stating no further discussions on this project and no parking of cars in this area until prior site plans comply. Received receipt cards.

OLD BUSINESS:

1. Site Plan-Crowne Management Group / Regan- Cancelled – maps were not ready to submit. Will submit for December 2011 Meeting.
2. Site Plan-Special Use Permit-Fred Gentile/Koegel/Green Living for Pets-Burt St./Rt. 9W-Plans presented by Brandon Walsh. Discussed changes. Parking space #8 moved adjacent to #4 and #5 spaces. Planting schedule updated and will adhere to it. Talked with neighbor and he seemed OK with situation. There is a privacy fence and tree which is adequate screening. A motion by Creen, seconded by Andreassen to grant a Neg Dec. All in favor, none opposed, carried. Discussed landscaping. Suggested hollow paver blocks for planters for parking and drainage assistance. Discussed drainage onto neighbors as there is a 6 in. slope toward neighbor. Shuster-can have swale slope to backyard of rear building. A motion by Andreassen, seconded by Goldberg to grant Preliminary Plat approval, waive submission of Final Plat and grant Conditional Final approval pending drainage plan, special use permit and relocate apartment to back structure. All in favor, none opposed, carried. Make appointment with Building Inspector to work out drainage.
3. Site Plan – Christina Brady / Fiber Flame – Rt. 212- Plans presented by Scott Davis. Went to ZBA for variance, ZBA told her she did not need variance if relocate building closer to Rt. 212 and stays behind non-conforming established point created by existing structure. Submitted revised plans. Parking to right of building, septic is the same, access approved, lighting and landscaping submitted. Addressed Shuster's comments. Shuster-much better plan now for Gateway, etc. Needs to put something by side of building so no one parks along there. A delivery door is there and a curb as well as a sidewalk to entrance. DOT property will be landscaped with grass and when Applicant owns it they will re-landscape. A motion by Creen, seconded by Furman to forward to UICoPIBd. All in favor, none opposed, carried. A motion by Creen, seconded by Furman to grant a Neg Dec. All in favor, none opposed, carried. **Sent to UICoPIBd on Nov. 16, 2011**

PRE-HEARING CONFERENCE:

1. Site Plan – Duane Taylor – Rt. 32S – Senior adult boarding house - on Hold due to the Article 78 on the same parcel. Per Town Attorney, George Redder, when Article 78 is settled then can proceed.

MISCELLANEOUS:

1. Water Resources Protection Law – Discussed Shuster comments. Needs a specialist to write the laws to fill in the gaps.
2. Received Zoning Board Minutes.

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

Respectfully submitted,

Juanita M. Wilsey, Recording Secretary