

TOWN OF SAUGERTIES PLANNING BOARD MINUTES
JUNE 16, 2009

Bill Creen, Chairman, opened the meeting at 7:35p.m. Present were James Bruno, Tom Francello, William Hayes (Alternate), Carole Furman, Howard Post, Dan Weeks, and Ken Goldberg. Jeremy Kane, Planner and Nancy Campbell, Town Board were present.

Post made a motion to accept the May Planning Board Minutes as submitted by the Planning Board Secretary. Furman seconded the motion. Goldberg abstained. All others voted in favor of the motion.

Public Hearing-

1. Leading Edge Developers, Inc.

Edwin Cooper, representing Leading Edge Developers, Inc. presented plans for a 3-lot subdivision on King's Highway. He described a right-of-way leading from Sinsapaugh Rd. to Parcel A. A legal description of the metes and bounds for the right-of-way was also presented to the Board. However, the boundaries have not been depicted on the subdivision plan and a final agreement has not been made with the affected neighbor. Creen asked for public comments.

Frank Tompkins, the neighbor who would offer the right-of-way to Parcel A, asked about the status of the water/sewer project.

Creen stated the right-of-way agreement should be made between the neighbors and then presented to the board.

Furman made a motion to close the public hearing. Post seconded. All voted in favor.

Furman: What are the current and future uses of Parcel A.

Cooper: It is currently vacant, but will be the site of the construction company (Leading Edge) that currently occupies the unsubdivided lot.

Furman: Will the Army facility (proposed for Parcel B) produce anything?

Cooper: It will be a maintenance and training facility.

Weeks: Can Parcel C be cleaned up as part of the subdivision process?

Cooper: Yes. There will be new areas dedicated to storage of materials when the construction company moves onto the parcel. The current offices for the company are being moved to Parcel C.

Kane: Where is the building moving to on Parcel C? Cooper showed the Board where the building would be located. Creen clarified that a building permit has already been issued to move the building.

Furman: Will the new use on Parcel C require Site Plan review? We should ask for screening from the parcel to the road.

Creen: He and Alvie Weeks, the Zoning Enforcement Officer, will determine whether the construction company on Parcel C constitutes a new use, and will advise the applicant and board of the findings.

A discussion ensued over whether a SEQR declaration can be made based on the submitted information. Environmental constraints and wetlands on the site were discussed.

A motion for a SEQR Neg. Dec was then made by Creen and seconded by Post. The Board unanimously approved the motion.

Old Business-

1. **SBA Towers, Inc.** No new information was presented or discussed. Kane described the time constraints under new County referral guidelines.

Misc. -

1. **Highland Cliffs** - Kane described that Highland Cliffs, a townhouse/apt. project in Barclay Heights, would likely be re-appearing on the Board's agenda. As part of this upcoming review, the applicant requested that the Board members make trips to the site to observe field conditions. A discussion ensued over how many Board members could simultaneously visit the site without constituting a quorum. It was unclear how the Board would proceed in order to comply with Open Meeting Laws. In response, it was decided that both Kane and Campbell would consult the Town Attorney and that Kane will contact Planning Board members about their potential availability for visiting the site.

Submitted by: Jeremy Kane

Meeting was adjourned at 8:35p.m.