

Town of Saugerties Planning Board Minutes, July 20th 2010

Present: Howard Post-Chairman, Carol Furman -Vice-Chairman, Ken Goldberg, Bill Creen, Paul Andreassen, Dan Weeks, Tom Francello, Bill Hayes-Alternate, Jeremy Kane – Town Planner, Bruce Leighton- Town Board. Minutes recorded by Kane.

Meeting called to order at 7:35.

Ellen Kalish invited PB members to a site visit at Ravensbeard on either Aug. 10th or 11th. Kane will respond for Board after receiving emails from individual members. Kalish will follow-up with an email.

Mark Fisaletti – Public Hearing – Two Lot Subdivision

Mike Vetere Jr. represented Mr. Fisaletti and explained changes from the previous plan, which included a car pull-off along the right-of-way and realigned driveway for Lot. Fisaletti stated that road maintenance agreement has been delivered to Tyan, but response had not been received.

No one from the public spoke on the matter. Furman made a motion to close the public hearing; Weeks seconded; all voted in favor.

Creen made a motion for a SEQR Negative Declaration; Goldberg seconded; all voted in favor.

Creen made a motion for a Conditional Final approval based on the submission of a road maintenance agreement for Lots 1 and 2, receive certified mail receipt for evidence that Tyan received a copy of the Road Maintenance Agreement and owner's signature on Final Plat; Furman seconded; all voted in favor.

John Stowell – Old Business – Major Subdivision

Chris DiChiaro represented Stowell and provided an update on the subdivision. Stowell has submitted a letter to the adjacent Crowne Management project the outlines the provision of an easement to connect the two projects. DiChiaro will contact Mark Resso, Superintendent of Sewer and Water for a letter of approval.

Creen asked whether the connection to the Crowne Management project is accommodated by the drainage plan. DiChiaro responded that it was.

The Board discussed the placement of trees in the proposed Town right-of-way and will refer the landscape plan to the Town Highway Supervisor.

Kane will prepare a draft Part II of the Long EAF for the next meeting for the Board to review for possible SEQR declaration.

No action was taken by the Board.

Rothe – New Business – Minor Subdivision

Mike Vetere Jr. represented the applicant and presented the proposed subdivision. Since part of the parent parcel was subdivided within the last three years, this is now considered a four lot, major subdivision. One currently developed lot will be accessed off of Quackenbush Rd.; the other off of Kate Yaeger Rd.

Weeks asked about the status of Kate Yaeger as a public road. Creen stated that a portion was town maintained; the rest was public but not maintained. Weeks asked where the private rural road standards may apply. Creen stated that the distance used to determine those standards would begin at the end of the Town maintained section.

Creen made a motion for a public hearing to be set for the following meeting; Goldberg seconded; all voted in favor.

Goldberg made a motion to classify the project as an Unlisted Action for SEQR; Creen seconded; all voted in favor.

Mihm – New Business - Lot Line Change

The applicant was represented by Tom Conrad who explained the proposed exchange of land. Creen asked about the width of the driveway for Lot 10. Conrad stated that there was 25-30ft. provided. Furman asked about the character of the land to be exchanged. Francello responded that it is a rocky slope.

Goldberg made a motion to classify the application as a Type II SEQR action; Furman seconded; all voted in favor.

Furman made a motion to waive the public hearing and grant Conditional Final Approval pending applicants signatures on the plan; Goldberg seconded; all voted in favor.

Edye – New Business – Lot Line Change

The applicant was represented by Tom Conrad. The proposed lot line change would reconfigure three lots, all owned by Edye, to provide access to an interior lot.

Creen asked about the original access and driveway to the interior lot. Conrad responded that it followed a “Kingston Commons or Woods” road that must legally remain open. Andreassen- does the new lot require a curb cut? Conrad- No, the access is off a private right-of-way. The Board discussed the whether the interior lot could be subdivided in the future and whether to hold a public hearing for the lot line change. Since no new lots were being proposed and any future subdivision would also require further planning board review, it was decided to waive the hearing.

Goldberg made a motion to classify the application as a Type II SEQR action; Furman seconded; all voted in favor.

Furman made a motion to waive the public hearing and grant Conditional Final approval contingent upon the applicant’s signature on the plan and technical revisions to produce Final Plat; Creen seconded; all voted in favor.

Mullen – New Business – Lot Line Change

The applicant was represented by Ed Cooper. The proposal will adjust two lines and affect three lots owned by Mullens.

Goldberg made a motion to classify the application as a Type II SEQR action; Creen seconded; all voted in favor.

Furman made a motion to waive the public hearing and grant Conditional Final approval contingent upon the applicant's signature on the plan and proper identification of Cole Bank Rd.; Goldberg seconded; all in favor.

CIDG / Highland Cliffs – Old Business - Site Plan

The applicant was represented by Rich Praetorius. Praetorius stated that the project is being reviewed as a new project under the updated Zoning Law and then described the differences in the plans as detailed in a letter to the Board. The board discussed issues related to visual impacts, traffic impacts including school busses, water pressure, and stormwater.

Goldberg made a motion to classify the project as an Unlisted action for SEQR; Furman seconded; all voted in favor.

Furman made a motion to schedule a public hearing for the August meeting; Goldberg seconded; all in favor.

Other-

The August meeting will convene at 6:30 PM for a meeting with the CAC concerning the Open Space Plan.

The meeting was adjourned at 9:40PM.