



## PLANNING BOARD MINUTES

April 15, 2025

C. Howard Post, Chair, opened the meeting at 7:33 p.m. Pledge

Present: C. Howard Post (Chair), Carole Furman (Vice Chair), Mike Tiano, Bob Hlavaty, Kevin Brady, Gina Kiniry, Al Riozzi and Brandon Schiller (alternate).

Also Present: Adriana Beltrani (Town Planner, NPV).

The draft minutes of the March 18, 2025 Planning Board meeting were reviewed. A motion was made by Tiano, seconded by Kiniry, to approve as written. Board vote: Post-Aye, Furman-Aye, Tiano-Aye, Hlavaty-Abstain, Brady-Aye, Riozzi-Abstain, Kiniry-Aye. Motion carried.

### **PUBLIC HEARINGS**

None

### **OLD BUSINESS**

**1. Site Plan, Stone Creek Commons, 3190 Route 9W.** Presented by Patrick Mitchell, Passero Associates. Also present were Robert Cain (CSD Housing) and Paul Freeman, Esq. The draft response for the Part III EAF has been submitted. Some items addressed included items such as the proposed road across Route 9W, parking, impact on the community character, impacts on land and stormwater pollution. A brief overview of the document was given by Paul Freeman, Esq. Have received correspondence from the Highway Superintendent and have been advised that the proposed road across Route 9W is in the very beginning stages of discussion only. The proposed location being discussed would be across from the Mid Hudson Valley Federal Credit Union. No further information could be provided at this time. This project may never even move forward to construction. A parking waiver is being requested on the grounds that the proposed use has historically not required the number of parking spaces required by zoning. There are 12 spaces proposed for the staff and the residential units require 1.5 spaces per unit. The proposed will either be studios or one-bedroom units which would not require the required number of spaces for the 47-units. The applicant is proposing 25 residential parking spaces and 8 visitor parking spaces for the 47 units in addition to the 12 parking spaces for staff, totalling 45. An analysis of 15 different sites with similar needs and income to determine what would work best for this proposed use. The applicant plans on using a parking pass system, only allowing a certain number of vehicles on site. Will be mandated within the resolution. Expectation is that the all 25 residential parking spaces will not even be utilized. The applicant has spoken with Ulster County Area Transit and will add a bus stop at the entrance to the site. Provisions for bicycles to be utilized. Staff will bring individuals to appointments as required. Impact to community character analyzed in regards to SEQR. The parcel is treed all the way around the project site. The existing buffer to the south and east will not be touched within the property site. There are other apartment complexes in the area so the proposed complex fits within the current character. Building elevations have been submitted. Mitchell-no construction is proposed in the areas there is a slope of 15% or greater on site. A Stormwater Pollution Prevention Plan (SWPPP) is being proposed to protect those areas. Vegetation will be planted after construction. Weekly inspections will be done by the engineer. Control erosion and capture sediment. A silt fence and mulching will be part of the SWPPP. Still awaiting Jurisdictional Determination from NYSDEC and Army Corps. of Engineers. Satisfaction of any requirements will need to be satisfied to obtain permits. Part of the stormwater discharge will provide stabilization. At any discharge at 2' per second, part of the mitigation will be rock outlets. All will be inspected throughout and

at the end of construction. Water quality will be regulated by the NYSDEC. Landscaping will be provided by a licensed professional. A passive recreational trail will be offered. Impact on Energy; have already received a “will serve” from Central Hudson and Glasco water/sewer (municipal). The Town Engineer’s comments have been received and will be addressed. The fire chief of Glasco has been notified that the application will not be purchasing their own UTV but instead will make a donation to the Fire Department to purchase one of their own to utilize in case of an emergency.

Furman-will heat pumps be utilized or natural gas? Mitchell-the project will be fully electric and heat pumps are proposed. Furman-the parking is a substantial concern, what will happen if the applicant decides not to use the property as proposed in the future? Tiano-concerns with traffic, that is why the possibility of the new road was brought up as it would impact traffic in that area. Concerns with parking being insufficient for the number of units. Comments from Diaz, have not been able to get a response. Hlavaty-how will the applicant enforce the parking pass system. Mitchell-it will be in the marketing plan. The spots will be assigned on a first come first serve basis. After the 25 spots have been assigned the lessee will be advised that they will not be allowed to have a vehicle. It will be reinforced with registration and those without will be towed.

Beltrani-the wetland delineation was reviewed by NPV, additional data points can be added. At this point the Town Engineer’s comments are not really related to SEQR. Most comments from NPV have been addressed. Parking is more of a site plan issue not necessarily SEQR. At this point the Planning Board can move forward with a decision on the negative declaration.

A motion was made by Hlavaty, seconded by Kiniry, to approve a negative declaration under SEQR. Board vote: Post-Aye, Furman-Aye, Tiano-Nay, Hlavaty-Aye, Brady-Aye, Riozzi-Aye, Kiniry-Aye. Motion carried.

Beltrani-has the applicant considered land bank parking in the rear of the site? Mitchell-that would require a more structural vehicle bridge, removal of landscaping, disturb more wetlands and impact the buffers with neighbors.

**2. Site Plan, Pond View Apartments, 14 Stevens Court.** Presented by Bruce Utter, Praetorius & Conrad, P.C. A road maintenance agreement and easement were provided and approved by the Planning Board Attorney. A note about the sidewalk along Route 9W was added to the site plan in the case that NYSDOT decides to add one in the future. There is a UCAT bus stop located on Village Drive. There is a picnic area provided and the location was decided based on topography of the site and the stormwater retention area. There is a 12’ berm around the pond which will be utilized as a walking path for residents. The applicant proposes to extend the fence line at the neighbor’s request to the south and north. The Planning Board Town Engineer will be reviewing the SWPPP and those easements at the entrance of the site for the operation of the waterline. Three water hydrants are proposed, including one at the end of Stevens Court at the entrance to the proposed apartment complex. Beltrani-response to Part II EAF is consistent with zoning. No variance or waivers are required. A very similar site plan, with exactly the same set up, was approved in 2006. The applicant will be held to the conditions of the SWPPP. The SWPPP was previously approved with the 2006 site plan and will be updated accordingly. The applicant will be required to obtain a sign permit. A negative declaration is warranted.

A motion was made by Furman, seconded by Tiano, to approve the negative declaration under SEQR. Board vote: Post-Aye, Furman-Aye, Tiano-Aye, Hlavaty-Aye, Brady-Aye, Riozzi-Aye, Kiniry-Aye. Motion carried. A motion was made by Furamn, seconded by Tiano, to conditionally approve the site plan with the following conditions being met prior to Planning Board signatures:

- Easement to be granted to the Town of Saugerties for the inspection of stormwater facilities;
- Final review and sign-off of the SWPPP addendum and revised stormwater calculations by the Town Engineer;
- Approval of water metering arrangement by the Glasco Water District;
- Easement and offer of dedication for the water line loop through the project;

- NYS DEC approval of the sanitary sewer system; and
- Payment of outstanding fees.

Board vote: Post-Aye, Furman-Aye, Tiano-Aye, Hlavaty-Aye, Brady-Aye, Riozzi-Aye, Kiniry-Aye. Motion carried.

**3. Minor Subdivision (2--Lot), Seppo Ritvanen, 60 Lauren Tice Road.** Presented by Bruce Utter, Praetorius & Conrad, P.C. The applicant is proposing a 2-lot minor subdivision. Beltrani-most concerns that were addressed in the review memo have been addressed. Speaking with the building inspector it would be best to split the access drive between the two parcels to ensure frontage on a mapped road. There is a 50' ROW which will need to be brought up to private rural road standards. A waiver will have to be requested for the length as it exceeds the maximum permitted length. There is a section, specifically where it meets Lauren Tice Road, that the grade exceeds the 10% limitation. The applicant will have to speak with the Town Engineer, fire chief and Town Highway Superintendent to discuss how this can be addressed. The site lines looking east are also a concern as the private road sits down from Lauren Tice Road. These items can be approved at a later date as a condition of approval. The private rural road will have to be named. A local floodplain permit will be required and can be acquired through the Building Department, this can be a condition of approval. This is an Unlisted action under SEQR. It will require a public hearing and referral to Ulster County Planning Board.

A motion was made by Hlavaty, seconded by Tiano, to declare this an Unlisted Action under SEQR, set the public hearing for the May 20, 2025 monthly Planning Board meeting and refer to the UCPB. Board vote: Post-Aye, Furman-Aye, Tiano-Aye, Hlavaty-Aye, Brady-Aye, Riozzi-Aye, Kiniry-Aye. Motion carried.

### **PRE-HEARING CONFERENCE**

**1. Major Subdivision (4-Lot), Timothy Mauro, 171-177 Hilltop Road & 198 Hilltop Road.** Presented by the owner, Tim Mauro. The applicant is proposing to take two lots and create an additional two lots, ending with four lots in total. The area is approximately 50 acres. There is a 20' water easement to the left which will be connected at the circle to boost the water pressure. This will enhance the entire area, including "Little Pond" development. There is an existing pond to the east. There is a 30' blacktop drive all the way in from Hilltop Road to the proposed new lots. There is a road maintenance agreement and is maintained by the applicant. There are two existing single family homes which will remain. Beltrani-the applicant should create lot lines that go to the centerline of the road to demonstrate clear ownership and require an updated maintenance agreement (RMA). Private rural road standards will apply. The road will need to be named. A note will need to be added to the subdivision map indicating wetlands. A jurisdictional determination should be requested from NYSDEC. The property owner is ultimately responsible for this. Demonstrating that no disturbance will be made within those areas, with a 100' buffer, would be sufficient for the Planning Board to feel comfortable. A public hearing is required.

A motion was made by Tiano, seconded by Brady, to declare this an Unlisted Action under SEQR set the public hearing for the May 20, 2025 monthly Planning Board meeting. Board vote: Post-Aye, Furman-Aye, Tiano-Aye, Hlavaty-Aye, Brady-Aye, Riozzi-Aye, Kiniry-Aye. Motion carried.

**2. Site Plan/SUP, Mark & Lori Mendelis, 85 & 89 Band Camp Road.** Presented by Bruce Utter, Praetorius & Conrad, P.C. The applicant was approved for a subdivision last year. The two lots each contain one recreational vehicle with a deck built around it. The applicant is required to receive approvals for a 1-site campground on each parcel. No new construction is proposed. The units will remain as is. Since this is considered a campground they are required to have a 50' setback. Lot #2 will require a lot line revision to meet that setback to the existing unit. This will be done concurrently with this application. Beltrani-the Planning Board can apply the current short term rental (STR) restrictions/requirements. This is before us because the units are not permanent and therefore can not be used as a short term rental. The Planning Board can look at the STR law for reference and include items as conditions of the Special Use Permit. Utter-notes have been added to the site plan in response to the STR

requirements. Beltrani-this is a Type II Action under SEQR, easement coordinated with subdivision and fire safety should be done annually through the Building Department.

A motion was made by Hlavaty, seconded by Riozzi, to set the public hearing for the May 20, 2025 monthly Planning Board meeting. Board vote: Post-Aye, Furman-Aye, Tiano-Aye, Hlavaty-Aye, Brady-Aye, Riozzi-Aye, Kiniry-Aye. Motion carried.

**3. Lot Line Revision, 83 North Street LLC, Canoe Hill Road & 325 Canoe Hill Road.** Presented by Mike Moriello, Esq. and Ryan Smithen, ITE (Mercurio, Norton, Tarolli and Marshall, P.C.). The applicant is seeking a lot line revision on Town owned property and their property located on the westerly side of Canoe Hill Road. The applicant is currently before the Village Planning Board as well for a lot line revision. The purpose is to develop a 167 unit apartment complex. Lawful Segmentation has been applied. The applicant is proposing to reconfigure the two lots transferring one acre from the applicant's parcel to the parcel located at 325 Canoe Hill Road and owned by the Village of Saugerties. This will allow for better access to the applicant's parcels.

A motion was made by Hlavay, seconded by Furman, to waive sketch plan approval, waive a public hearing and approve the lot line revision. Board vote: Post-Aye, Furman-Aye, Tiano-Aye, Hlavaty-Aye, Brady-Aye, Riozzi-Aye, Kiniry-Aye. Motion carried.

**4. Major Subdivision (8-Lot), Demian Repucci, 224 Blue Mountain Road.** Presented by Darrin Elsom, Kaaterskill Associates. The applicant is looking to subdivide the 41 acre parcel into 8 lots. The Stormwater Pollution Prevention Plan is being worked on. Primary access to the adjacent lot seems to come through Lot 1, will have to look into it a little further to determine if this is a flag lot.. The wetlands have been delineated. Jurisdictional determination needs to be submitted. Posting of a bond or building out of the road is to be discussed. Will provide Homeowners Association (HOA) information to the Board. In the past the Planning Board has done a site visit to look at rock outcroppings and significant trees, we would like to schedule. Approximately 6.7 acres of disturbance is proposed. A full SWPPP will be required. The applicant will most likely not be able to do a conservative design due to the topography and natural features of the parcel with the ability to install wells. Septics can be designed around the natural features. Can discuss further with the applicant. Beltrani-the conservation subdivision is generally for subdivisions of 10 or more but does provide some guidelines to look at in regards to conservation of land. Elsom-proposed property lines have been designed to follow an existing stone wall. Will clarify septic and well locations. The proposed layout supports crossing the wetlands with the least impact. Beltrani-there are awkward existing conditions. Elsom-will complete the FEAF and submit, reach out to the fire department and submit jurisdiction determination to NYSDEC.

A motion was made by Brady, seconded by Kiniry, to send to the Town Engineer for preliminary review. Board vote: Post-Aye, Furman-Aye, Tiano-Aye, Hlavaty-Aye, Brady-Aye, Riozzi-Aye, Kiniry-Aye. Motion carried. A motion was made by Tiano, seconded by Kiniry, to declare this an Unlisted Action and circulate the Notice of Intent to Serve as Lead Agency once the FEAF is received from the applicant. Board vote: Post-Aye, Furman-Aye, Tiano-Aye, Hlavaty-Aye, Brady-Aye, Riozzi-Aye, Kiniry-Aye. Motion carried.

**5. Site Plan (Single Family Residence), Cris Hendrick, 11 Mueller Road.** Presented by the owner, Cris Hendrick. The applicant is only before the Planning Board because the parcel is located in the Waterfront Overlay district. Looking to construct a single family residence with an attached garage. All setbacks have been met and dimensions and height of the house to be constructed have been submitted. Beltrani-this parcel is set off of the river and does not actually have any frontage. No clearing is proposed. The applicant must ensure that any lighting facing the Hudson River is to be down facing, shielded and full cut-off. Non-reflective windows to be used on the riverside. These can be conditions of approval. This is a Type II Action under SEQR. Hendrick-there are woods on the riverside and a drop off in elevation.

A motion was made by Hlavaty, seconded by Riozzi, to conditionally approve the site plan. Board vote: Post-Aye, Furman-Aye, Tiano-Aye, Hlavaty-Aye, Brady-Aye, Riozzi-Aye, Kiniry-Aye. Motion carried.

### **ADDITIONAL ITEMS**

**1. Lot Line Revisions, Jason Moshos, 416, 418, 422 & 424 York Street.** The applicant found an updated filed map after the lot line revisions were approved in 2024 by the Planning Board. The lot line revision map has been updated to follow the updated parcel boundaries and needs to be re-signed by the Planning Board to be filed with the Ulster County Clerk's Office. The updated boundaries work better with the proposed changes. Same intentions just updated with new monument information.

A motion was made by Hlavaty, seconded by Kiniry, to waive sketch plan approval, waive a public hearing and approve the lot line revisions as amended. Board vote: Post-Aye, Furman-Aye, Tiano-Aye, Hlavaty-Aye, Brady-Aye, Riozzi-Aye, Kiniry-Aye. Motion carried.

### **ADJOURNMENT**

Since there was no further business to discuss, a motion was made by Kiniry, seconded by Brady, to adjourn the meeting. Board vote: Post-Aye, Furman-Aye, Tiano-Aye, Hlavaty-Aye, Brady-Aye, Riozzi-Aye, Kiniry-Aye. Motion carried.

The meeting was closed at 9:28 pm.

Respectfully Submitted by,

Becky Bertorelli  
Planning Board Secretary