

PLANNING BOARD  
MINUTES FOR JUNE 19, 2007

Four (4) 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 7:55p.m. Present were James Bruno, Tom Francello, Carole Furman, George Collins, William Creen and William Hayes. Howard Post was absent. Chris Round, Consultant and Nancy Campbell, Town Board were present.

Ulster County Fire Advisory Board presented fire department concerns with municipalities. Tom Planz, Terry Valk and Randy Ricks were present. Discussed concerns for fire trucks reaching new developments: driveways, private roads-provide standards and put them in place and inform the fire district of any major developments in their areas. Discussed, widths, grade, elevations, turnouts, heights from gates to trees, drainage and ramp ups.

Nancy Campbell introduces new Gatekeeper and Planner-Jeremy Kane.

A motion by Hayes, seconded by Collins to accept May 2007 Minutes. All in favor, none opposed, carried.

**PUBLIC HEARINGS:**

1. Site Plan-Richer's Electric, Inc.-Rt. 32-Maps presented by Scott Lanes' assistant, Justin-opened public hearing at 7:55p.m. Proposed an office and a 6 bay garage for electrical business. Discussed access that exists and is 18 to 20 ft. wide and is gravel. Comments: Chris Brinnier-what does proposed expansion by septic mean-you going to build more-will we be notified, more road and more blasting-wants Town to have regulations for blasting. Richers-can only use Rt. 32 for commercial access and he did all corners for blasting. Creen-there are State regulations for blasting. Read letter from Rich Praetorius, neighbor-with concerns and discussed underground utilities. Richers-do not understand-Rich was out there and discussed above ground and which trees should be taken down for lines, property is old quarry and cannot dig for underground. Also discussed test holes, septic, waste dumping/dumpster, lighting, landscaping on Rt. 32. Show on plans that there will be no signs. Discussed screening in back of garage-Richers is working that out with Bach. A motion by Furman, seconded by Hayes to close hearing at 8:10p.m. All in favor, none opposed, carried. Further discussion - Storage containers will have line construction in them. Will there be doors in each bay of garage. Richers is not sure if autos or shelving or all open and not divide the bays up with inside walls. The elevations are at grade now and cannot be seen from road. Gateway-the section by access is DOT property but he can plant behind that with low shrubs and planters. Richers said access is 30ft. wide then down to 20ft. due to rock quarry. Maybe a green wall. Also screen by Bach, Praetorius side and storage area. Containers are heavy so will keep by loading area. Screen along container sides. Gave Richers Praetorius letter. A motion by Furman, seconded by Collins for a Neg Dec. All in favor, none opposed, carried. Answer conditions: DOT Commerical curb cut, electric overhead, Health Dept. approval, show all security lighting and shielded-lighting on building, show placement of dumpster and screening, show screening for 4 story containers, landscaping and state that there will be NO sign and show what building is either split bays or individual. Also show road drainage to swale. Rec'd receipt cards and Seqr. Will submit revised maps and answer questions for July 2007 meeting. \*\*\*\*Sent to Ul. Co. Pl. Bd. on June 26, 2007\*\*\*\*

2. Major-Glen and Eva Kuriplach-Harry Wells Road-Maps presented by Michael Vetere-Opened public hearing at 8:32p.m. Had to revised lots on map because County wanted one driveway. Changing property line between Lot 2 & 3 to balance. Comments: Leaf Miller looked at map and asked about septic and access locations. Discussed road maintenance on common driveway – no not needed. A motion by Furman, seconded by Hayes to close hearing at 8:40p.m. All in favor, none opposed, carried. A motion by Hayes, seconded by Furman for a Neg Dec. All in favor, none opposed, carried. A motion by Creen, seconded by Hayes to grant Preliminary Plat approval, waive submission of Final Plat and grant Conditional Final approval pending Health Dept. approval, fees paid and owner's signature on reproducible map. All in favor, none opposed, carried. Received receipt cards and Seqra.

Collins-recused

3 . Minor-Julius & Eleanor Minsky-Houtman Rd.-Opened public hearing at 8:50p.m. Maps presented by Jeff Hogan for Tom Conrad-10 acres into 2 lots. Lot 2 is a 53ft. wide flag lot to back. Health Dept. is reviewing plans. Comments: Bailey, owner of Lot 2 showed where proposed house should be located- 75ft. away from stream. Diana & Jon Freid-looked at map-how close is access to their property and how wide, wants them to move access to other side of property, does not want traffic and car lights on them, can they re-subdivide more lots, their Well and septic concerns.

Creen-the access can be from property line to 25ft to center with access 12 to 16ft. width and this is for one house if more will need to come back to Pl. Bd. and there is no way to tell if their water will be affected. Chazen-one single lot and dwelling not really an issue here but if a bigger development then Health Dept. would look at it. Jeff-this does need Health Dept. approval too. A motion by Furman, seconded by Bruno to close hearing at 9:04p.m. All in favor, none opposed, carried. Collins is designing septic and he said it will be a shallow trench. A motion by Furman, seconded by Hayes for a Neg Dec. All in favor, none opposed, carried. A motion by Furman, seconded by Hayes to grant Preliminary Plat approval, waive submission of Final Plat and grant Conditional Final approval pending curb cut approval, Health Dept., fees paid and owner's signature on a reproducible map. All in favor, none opposed, carried. Rec'd receipt cards and received Seqra. Collins returned.

4. Minor-John Mullen-Cole Bank Road-Opened public hearing at 9:05p.m. Maps presented by Jeff Hogan for Tom Conrad-No comments. A motion by Hayes, seconded by Furman to close hearing at 9:06p.m. All in favor, none opposed, carried. Discussion: on private roads, unique configuration and should indicate access to Lot 2-show grading and is owner getting septic himself. Cannot tell road grading from this map. Question on Well and whose is it – Sullivan's? Roads are not 16ft. wide. Show topo along road from Lot 1 to Lot 2-the new section. Lot 1 will own ROW to Lot 2 in back. Show road grading before approval. Discuss road signs once get into the development the cost directly to development – get sign before approval. Get sign through Highway Dept. – cost of sign to applicant. Show house location. A motion by Hayes, seconded by Francello to table until answers are submitted. All in favor, none opposed, carried. Rec'd receipt cards.

OLD BUSINESS:

NONE

PRE-HEARING CONFERENCE:

1. Site Plan-Greenway Realty, LLC-Washington Avenue Extension-was withdrawn by Architect.
2. Major-Joseph & Barbara Maskell-Rt. 32- No representation.
3. Lot line revision-Sean Finn-Churchland Court- No representation.
4. Minor-Highwoods Development Co., Inc.-Dutchtown Rd.- Maps presented by Jeff Hogan for Tom Conrad-previously had 3 lots on property next to this parcel – now subdividing this vacant 6 acre lot into 2 Lots. Has access off Dutchtown Road via a 50ft. wide ROW that is shale and passes through 2 other parcels. ROW will have a turnaround or hammer head- 3 lots are now off this ROW. Show Town spec. from Dutchtown Road in and needs a Road Maintenance under new Private Road Regulations. Will have a culvert by stream and needs Health Dept. approval. A motion by Collins, seconded by Hayes to grant sketch approval and schedule a public hearing for July 17, 2007. All in favor, none opposed, carried.
5. Lot line revision-Edward and Karen Jabs-River Road-Maps presented by Jeff Hogan for Tom Conrad-Lot between their house and sons moved to include bulkhead to be included with their property. A motion by Bruno, seconded by Hayes to waive public hearing per Section 323. All in favor, none opposed, carried. A motion by Bruno, seconded by Hayes to grant Preliminary Plat approval, waive submission of Final Plat and grant Conditional Final approval pending reproducible mylar maps showing access to Jabs house and showing what the bump out represents. All in favor, none opposed, carried. Put on agenda for July 17, 2007 meeting.
6. Lot line revision-John Kerbert/Barry Liebowitz-Spalding Lane-Maps presented by Jeff Hogan for Tom Conrad-transfer a portion of property from Liebowitz to Kerbert in order to include the full building onto Kerbert property. A motion by Creen, seconded by Hayes to waive public hearing per Section 323. All in favor, none opposed, carried. A motion by Creen, seconded by Furman to grant sketch approval and to come back for the July 17, 2007 meeting. All in favor, none opposed, carried.
7. Major-Peter Williams / John Tabler -Churchland Lane-Maps presented by Jeff Hogan for Tom Conrad- A 3 lot subdivision with lot line revision-Needs to inform Thru-way and send to Co. Pl. Bd. when complete. Subdivide the 45 acre parcel into 3 lots and then transfer Parcel A to Tabler. A 50ft. ROW off Churchland Lane and thru an AT&T ROW of 35 ft. wide and then driveways off that will access Tabler in back. Williams will own ROW. Both pieces should have 50ft. wide ROW to left of subdivision by Lot 1. Lot 2 has 50ft. wide ROW. Will also move lines around so each lot will have 2 acres. A motion by Creen, seconded by Furman to grant sketch approval and schedule a public hearing for July 17, 2007. All in favor, none opposed, carried.

MISCELLANEOUS:

1. JLM Home Developers – received 2 signed maps.
2. Received May 2007 ZBA Minutes on June 8, 2007 and ZBA Referral on June 19, 2007.

Since there was no further business to discuss, a motion by Creen, seconded by Hayes to adjourn the meeting at 10:30p.m.

Respectfully submitted:

Juanita M. Wilsey,  
Recording Secretary

NOTE: These minutes for approval were proposed based on the writers interpretation of discussions held at the meeting, and amended as deemed appropriate under the direction of the Planning Board Chairman.