



PLANNING BOARD MINUTES
FOR MARCH 15, 2016

Creen lead the Pledge of Allegiance.

Dan Shuster introduced his Assistant Consultant, Alan Sorenson.

No public hearings were scheduled for this meeting. William Creen, Co-Chairman, opened the meeting at 7:35p.m. Present were Kenneth Goldberg, William Creen, Len Bouren, Carol Furman, Paul Andreassen, and Michael Tiano. Absent were C. Howard Post and Dan Ellsworth, Alternate. James Bruno, Liaison, was present. MaryAnne Wrolsen, CAC, was present. Dan Shuster, Consultant, was present and Alan Sorenson, Assistant Consultant of Shuster Associates, was present.

A motion by Goldberg, seconded by Furman to accept the February 2016 Minutes. All in favor, none opposed, carried.

PUBLIC HEARINGS:

None

OLD BUSINESS:

1. Site Plan-Michael Rothe-Route 212-Plans presented by Michael Rothe. Landscaping bins to sell mulch, top soil, etc. Discussion on plantings for Gateway. Will be keeping the grass and planting flowers like marigolds and petunias around concrete curbing and can have plantings around building. No shrubs or trees by road due to poor visibility on Rt. 212 as discussed last meeting. One sign that is existing and is 3x4ft. with metal frame concrete. Shuster-no new lighting. Rothe-there is an existing light post and a street light. Furman-plant low evergreens. Shuster-you are in the business. Rothe-not selling trees or shrubs and this is a better location for landscaping materials then at the sawmill. Bouren-the building is not being used now and will look better just having someone using it. Goldberg-add some shrubs and flowers. Shuster-plant back off road. Rothe-ok. A motion by Goldberg, seconded by Andreassen for a Neg Dec. All in favor, none opposed, carried. A motion by Goldberg, seconded by Andreassen to grant Conditional Final approval pending planting flowers and low shrubs along highway. All in favor, none opposed, carried. Furman-is lighting down cast. Rothe-yes shielded and down cast and all is existing. A motion by Furman, seconded by Tiano to overrule the UICoPIBd recommendation for street trees. All in favor, none opposed, carried. All Conditions will be in the Resolution.

2. Minor and Site Plan-Saugerties NY Development-Rt. 32N-Plans presented by Khattar Elmassalemah. Discussion on water and stormwater (reviewed by Town Engineer), DOT and Town Highway and Signage. Water and sewer-along Rt. 32 and 212 intersections and 8in. pipe inside Winston Farm with fire hydrants throughout. Now in the process of having an Agreement signed as to who owns. Forced main to Speedway (Hess Gas Station) to Village. Will pump sewer at night (off hours). Traffic and DOT-modified plans. Town Highway Superintendent better plan is leaving Rt. 32-explained from hotel out restricting left turn. North channel and align curb to 90%. Town Highway agrees and presented letter as two-way Town Road. DOT traffic numbers show to add a left turn lane. And Traffic Engineer does not agree so will do whatever is requested. Creen-can see where the 2 entrances of gas station can cause congestion. Khattar-cannot do anything about that. Furman-what about a curb. Khattar-easier with grass for plowing snow and maintenance. Will do whatever DOT suggests. DOT last curb will be done in Phase 2. Discussion on 55mph speed limit all through there. Shuster-who will share improvement costs. Khattar-client will pay. Shuster-will need a letter for file start the same. Sign discussion on location and elevation. It meets the Code and needs to be pulled back off road. Furman-discuss back lit vs. lights outside and not within the sign which would look better. Shuster-is in Design Standards and working in Zoning Codes too. Moriello-has updated Resolution from Shuster and all items discussed tonight are in the Resolution. Creen-there will be a building sign also. Khattar-yes. Creen-go through B. Inspector for approval. Furman-curbing is not in Resolution. Khattar-will do. A motion by Furman, seconded by Andreassen to approve Resolution in matter of Saugerties NY Development, LP. All in favor, none opposed, carried.

PRE-HEARING CONFERENCE:

1. Minor-Misty Lucas-Glasco Turnpike. Plans presented by Don Brewer. Plans need correct Zoning Block. This was at a workshop in May of 2013 but a few changes have been made. There are 2 existing houses and wants to subdivide parcel. Lot 1 will have 2 acres and Lot 2 will have 1.8 acres and an existing ROW over Lot 1. Wells and septic are existing. Discussion on where Wells and Septic are located. Brewer-said he can find them but not in time for this meeting. There is also a Privacy Easement note on plans. Goldberg-both buildings have someone living in each house. Lucas-son is living in one by Road and the other in the back is an AirB&B and also has records for Well in back when it was repaired. Discussion on Road Maintenance Agreement. Lucas-the art studio is used by daughter-in-law. Shuster-need to show where wet lands are to rear of site to see distance from Well and Septic locations. Andreassen-so questions would be on ROW to get into back lot and indicate wet lands. Shuster-at very least plot what is showing. A motion by Goldberg, seconded by Andreassen to declare as an Unlisted Action. All in favor, none opposed, carried. A motion by Goldberg, seconded by Andreassen to schedule a public hearing for April 21, 2016. All in favor, none opposed, carried.

2. Lot Line Revision-Vincent Berzal-Rt. 32A. Plan presented by Ashley Sanders. Subdividing off a piece to join Menzies and not a separate building lot. A motion by Goldberg, seconded by Andreassen to declare as a Type II Action. All in favor, none opposed, carried. A motion by Goldberg, seconded by Andreassen to waive sketch plan

approval, waive public hearing and grant Conditional Final approval pending all fees paid and signatures. All in favor, none opposed, carried.

3. Lot Line Revision-Roland Mantovani-Valk Road. Plans presented by Thomas Conrad. Combine parcels to make one piece. A motion by Goldberg, seconded by Andreassen to declare as a Type II Action. All in favor, none opposed, carried. A motion by Goldberg, seconded by Andreassen to waive sketch plan approval, waive public hearing and grant Conditional Final pending payment of fees and signatures on plans. All in favor, none opposed, carried.

4. Lot Line Revision and Minor-Glen and Patricia Hegner-Hegner Lane. Plans presented by Thomas Conrad. Was in front of PIBd in 1990. Hegner Lane is a private road. Giving some and add to son's lot and also a separate parcel being subdivided off. Shuster-will need a Road Maintenance Agreement. There is enough lot width for building. Andreassen-any restrictions from 1990 because most mobile homes have restrictions in place. Conrad-could not find anything and Conrad did the subdivision. A motion by Goldberg, seconded by Bouren to declare as an Unlisted Action. A motion by Goldberg, seconded by Furman for a Neg Dec. All in favor, none opposed, carried. A motion by Goldberg, seconded by Bouren to schedule a public hearing for April 21, 2016. All in favor, none opposed, carried.

MISCELLANEOUS:

1. Received Zoning Board Materials.

Since there was no further business to discuss, a motion by Creen, seconded by Andreassen to adjourn the meeting at 8:50p.m. All in favor, none opposed, carried.

Submitted by:

Juanita M. Wilsey,