



TOWN OF SAUGERTIES
PLANNING BOARD

Saugerties, New York 12477

PLANNING BOARD MINUTES
MAY 18, 2004

Four public hearings were scheduled for this meeting. James Bruno was designated as Chairman for this meeting and opened the meeting at 7:35p.m. Present were James Bruno, Howard Post, John Rinaldo, George Collins and Carole Furman.. Absent were William Creen and William Brandt. Stuart Mesinger, Chazen Assocs., was present. Tom Macarell, Liaison, was present.

A motion by Post, seconded by Rinaldo to approve the Minutes for April 2004. All in favor, none opposed, carried.

PUBLIC HEARINGS:

1. Major-Fred and Marie Costello-Hudson Street, Glasco - Opened public hearing at 7:35p.m.- Maps presented by Michael Vetere-3 lots - subdividing 2 lots out of 5 lots. No comments. A motion by Post, seconded by Furman to close hearing at 7:38p.m. All in favor, none opposed, carried. A motion by Post, seconded by Rinaldo for a Neg Dec. All in favor, none opposed, carried. A motion by Post, seconded by Rinaldo to grant Preliminary Plat approval, waive submission of Final Plat and grant Final approval with no conditions. All in favor, none opposed, carried. Received receipt cards and Seqr.
2. Major-Raymond and Selina Rothe-Kate Yaeger Rd.-Opened public hearing 7:55p.m.- Maps presented by Michael Vetere-has topo-subdividing to have two 10 acre lots-this is a major due to subdividing within three years. No comments. A motion by Post, seconded by Rinaldo to close hearing at 8:00p.m. All in favor, none opposed, carried. A motion by Post, seconded by Furman for a Neg Dec. All in favor, none opposed, carried. A motion by Post, seconded by Rinaldo to grant Preliminary Plat approval, waive submission of Final Plat and grant Final approval. All in favor, none opposed, carried. Received receipt cards.
3. Major-Dennis Russell & James Russell-John Carle Road-6 lots-Opened public hearing at 8:02p.m. Maps presented by Russell-Comments as follows:
Read letter from Joann Veiss Plateczyk. Eric Thompkins, neighbor-wants to live in a clean air environment with clean water and green around his property. Two home are reasonable not 6 homes. There is a stream on that property and concerned with traffic safety of his children. Mark Anderson and Maureen Moonhauer second the concerns. The stream will be addressed. Russell- there is no wet ground, the DEC approved septic, they are big lots over 2 acres each and trees were taken down just enough to get in machines.

Highway Superintendent has approved curb cut. A motion by Post, seconded by Furman to close hearing at 8:11p.m. All in favor, none opposed, carried. Needs storm water report, topo and meet all conditions for June 2004 meeting.

4. Lot line revision and Site Plan-Mid-Hudson Valley Credit Union- Rt. 9W-addition to building- Continued the public hearing at 8:22p.m.-Maps presented by Richard Praetorius and Bruce Utter. There has been no change. DOT verbally said they want Rt. 9W access closed and make side entrance (Garden Circle) the main entrance. They have sent this to Poughkeepsie for review. If DOT says to use side entrance, Credit Union will use the new Rt. 9W entrance or the existing entrance if need be and not wish to use the new side one. The Planning Board will write a letter to DOT to view that opinion too. The residential lot was reviewed and Praetorius could not find where the lot was ever separated. **Comments: Neighbors were still concerned with garbage on their property, exhaust from cars and lights shining into their house. They want a high fence. Also were wondering if Credit Union was going to upgrade or improve Garden Circle curb cut. Praetorius said no improvements were being done. A motion by Post, seconded by Collins to close hearing at 8:35p.m.. All in favor, none opposed, carried.**

OLD BUSINESS:

1. Major-Richard & Susanne Mellert-Rt. 212-Maps presented by Richard Mellert-has a secondary access- 4 lots-The stream crossing permit has expired and work was completed. A motion by Post, seconded by Furman to grant sketch approval and schedule a public hearing for June 15, 2004. All in favor, none opposed, carried.

2. Major and Site Plan- John Mullen and John Tabler - Kings Hwy--Maps presented by Richard Praetorius-portable Concrete batch plant-Type 1 action since this is disturbing over 1/10th of an acres. **First John Lyons, attorney for Joe Marino wanted to know if this was a continuance of a public hearing. Board said no just submitting more information. Praetorius-has submitted EAF, revised storm water drainage, not change pond on Lot 3. Lot 1 has site plan approval but has expired. Has submitted all information to Planning Board on chemicals being used. Application is complete and wants to take next step. Stu Mesinger-should re-circulate all updated information and Planning Board should again show intent to be lead agency. The Thruway wants to review also. John Lyons wants everything submitted to him for review. John Adams, attorney for applicant-will submit whatever is submitted to the Planning Board. A motion by Post, seconded by Furman to show intent to be Lead Agency and will resubmit updated information to all interested parties. It was discussed that in February the letter for lead agency was sent and that if sent now it will only be 28 days until next meeting - get letters out to DEC and Thruway now.**

3. Site plan-Ronald and Donna Beiter-Rt.32- Maps presented by Thomas Conrad-wants to build a commercial building for electrical business, commercial drive and employee parking. No water or sewer, will use their adjacent property with building. For lighting there will be a couple of lights on the building, show on map. Will have drainage to quarry hole, show swale. Show pathway to adjacent building. A motion by Post, seconded by Furman to schedule a public hearing for June 18, 2004. All in favor, none opposed, carried.

PRE-HEARING CONFERENCE:

1. Site Plan & Special Use Permit-Raymond & Carol Ann Mayone-Frontier Road-wind turbine-Maps presented by Raymond Mayone-Use for his own use. A motion by Post, seconded by Furman to waive submission of a site plan, grant sketch approval and schedule public hearing for June 18, 2004. All in favor, none opposed, carried.
2. Lot line revision-Dennis Lazaroff & Lois Basden-High Falls Rd-Maps presented by Michael Vetere-wants to build a garage so neighbor is giving a piece of property-submit maps and pay fees for June meeting. Discussed waiving public hearing.
3. Major-Andrew DePoala Mushroom, Inc.-Stephen Drive-Maps presented by Michael Vetere-2 lots at end of Stephen's Drive-Stephen's Drive is existing and has temporary turnaround. Will extend water and sewer. A motion by Post, seconded by Collins for sketch approval and schedule a public hearing for June 18, 2004. All in favor, none opposed, carried.
4. Lot line revision-Augustine Pond & Ridge, LLC-Manorville Rd & Augustine Rd.-Maps presented by Richard Rothe-build house on Lot 3, taking from Lot 4 so house meets set back. Septic approved. A motion by Post, seconded by Rinaldo to waive public hearing. All in favor, none opposed, carried. A motion by Post, seconded by Rinaldo for a Neg Dec. All in favor, none opposed, carried. A motion by Post, seconded by Rinaldo to grant Preliminary Plat approval, waive Final Plat submission and grant Conditional Final approval pending Owner's signatures, delineate lot line and fees are paid. All in favor, none opposed, carried. Rec'd Seqr.
5. Site Plan-Ward Backhaus-Rt. 212-Maps presented by Richard Rothe-expand his auto body shop for storage and parking. Raised septic. Has existing curb cut, chain link fence, landscaping and no wetlands. Will have drainage study, a catch basin. A motion by Post, seconded by Furman to grant sketch plan approval and schedule a public hearing for June 15, 2004. All in favor, none opposed, carried.
6. Major & Site Plan-Mark Colligan / Aidagan Properties, Inc. - Rt. 32-Maps presented by Rich Praetorius-Old Rt. 32 & Rt. 32-Wynkoop House-3 lot-DOT agrees with access. Adding 2 buildings on site with cross easements and road agreement. All buildings will be connected with parking areas. A coffee shop in stone house and other buildings, a bank or medical. Disturbing under an acre, this is a 2 acre piece. Will have lighting, landscaping, water & sewer will extend from Rt. 212 as outside user. Parking spaces comply. Is at architectural review now. A motion by Post, seconded by Rinaldo to grant sketch approval. All in favor, none opposed, carried.
7. Major-Richard Syracuse - Rt. 32-Maps presented by Richard Syracuse-sensitive overlay-4 acres per lot also in agricultural area. Cluster development. Chazen review was incorrect. Was a misunderstanding with information. They have 70 acres if they use adjacent property. Build affordable houses. Wants to put in a tree farm. Inground septic and Wells all individual. Needs to get a ZBA variance to release them from agricultural and sensitive overlay matters from 4 acre lots to ½ acre affordable homes, not trailers and will keep as many trees as possible.

8. Major-Mark Dupre-Kelly Rd-Maps presented by Tom Conrad-Had 9 lots prior, now 4 lots on 17 acres. Has Health Dept. approvals. Highway Supervisor approved access. A motion by Post, seconded by Rinaldo to grant sketch approval and schedule a public hearing for June 15, 2004.

9. Minor & Lot line revision-Raymond Andreassen-Churchland Lane-Map presented by Tom Conrad-Lot B from Mickle to get 4 acres. Lot 2 existing house and add part of Lot B to make 2 acres. Lot 1 and part of Lot B will equal 2 acres for new home. A motion by Post, seconded by Furman to grant sketch approval and schedule public hearing for June 15, 2004. All in favor, none opposed, carried.

10. Minor-Gerald Bornschein-Hommelville Rd.-Maps presented by Tom Conrad-5 acres out from 45 acres. Existing access. Septic is feasible. Needs to fix NOTE on left side of map-50ft. should be 25ft. on each side of road. A motion by Post, seconded by Collins to grant sketch approval and schedule public hearing for June 15, 2004. All in favor, none opposed, carried.

11. Lot line revision-Jerry Ricci-Laura Lane & Dutchtown Rd.-Maps presented by Tom Conrad-Needs to add to Lot 9 so driveway will be on that lot. Lot 9 and Lot 10 are 2 separate lots and will add Lot 8 to Lot 9. A motion by Post, seconded by Rinaldo for a Neg Dec. All in favor, none opposed, carried. A motion by Post, seconded by Rinaldo to grant Preliminary Plat approval, waive submission of Final Plat and grant Final approval to lot line revision. All in favor, none opposed, carried. Received Seqr. and 4 signed maps.

12. Site Plan - Twin Beaks, LLC / Ward Backhaus - Rt. 32-Maps presented by Tom Conrad-old Robinson Brothers site-add 4 buildings, existing house will be removed and will use existing septic from mobile homes. Has parking spaces. Has 4 entrances now, will have one entrance in and one out. No signs at this point but has right to pre-existing signs. No storm drainage because site is as is. Lighting on building and no night business. A motion by Post, seconded by Furman to grant sketch approval. All in favor, none opposed, carried.

MISCELLANEOUS:

1. Snyder-A motion by Post, seconded by Collins to update map. All in favor, none opposed, carried - re-signed.
2. Peter Benzing submitted all his conditions. Maps can be signed by members as they are now at the Building Inspector's Department.
3. John Cimorelli-received 4 signed maps.
4. Tom Sperl - Glacier Park - received 4 maps of Phase 3 & 4.

Since there was no further business to discuss, a motion by Post, seconded by Bruno to adjourn the meeting at 10:45p.m.

Respectfully submitted,



Juanita M. Wilsey,
Recording Secretary