

MINUTES FOR AUGUST 16, 2005

Four 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 7:40p.m. Present were James Bruno, William Creen, William Hayes, Howard Post, John Rinaldo, and George Collins. Absent was Carole Furman. Chris Round, Consultant was present. Tom Macarille was absent.

A motion by Post, seconded by Hayes to accept the July 2005 Minutes. All in favor, none opposed, carried.

PUBLIC HEARINGS:

1. Major-Character Unlimited, LLC-West Camp Rd. - Withdrew hearing for this month.

2. Minor-Christopher White -opened hearing at 7:40p.m. Maps presented by Chris White. Selling Northly 40 acres plus existing house and keeping 50 acres to build his house. Comments: Celeiro-Lot 2 staying as one parcel and where is road being built. White-yes and road exists, it is an old logging road, has permits to cross-no additional roads. Stu Ober of Powers Lane-not objecting provided road that connects his road has a right-of-way. There are 2 owners and does not want new owner to use road. White-going to be a gated community. Creen-cannot take right-of-way away. Ober and Tracy Edwards – concerned with further subdivisions and how many times can it be subdivided before they cannot use right-of-way.

Creen-they have to come to Planning Bd. for additional subdivision approvals and get Health Dept. approvals. A motion by Post, seconded by Hayes to close hearing at 7:55p.m. All in favor, none opposed, carried. A motion by Post, seconded by Collins for a Neg Dec. All in favor, none opposed, carried. A motion by Post, seconded by Collins to grant preliminary plat approval, waive submission of Final plat and grant Conditional Final approval pending metes and bounds on map for clear access. Received receipt cards and Seqr.

3. Major-Gilbert & Linda Hartrum-Snyder Rd.-opened hearing at 8:00p.m. Maps presented by Tom Conrad. 5 lots to be subdivided for their children- has existing access. Comments: Sandra Williams- went up and reviewed map to see configuration of lot, septic and access grade. Conrad-explained and are satisfied- existing private road (woods road) meets standards. Creen-if further subdivided would need to bring road up to Town specs. Highway Superintendent not notified because it is existing. It is a 12% grade with maybe a cul-de-sac if needed. Put NOTE on map stating if need a cul-de-sac will meet all regulations. A motion by Post, seconded by Rinaldo to close hearing at 8:10p.m. All in favor, none opposed, carried.

Town Planner explained grade and cul-de-sac policy and discussed drainage at end by curb cut. If new lot is access directly off Town Road, it is not counted. Road is not built is a wood road. Creen-condition would be that road be built for safety. Requested to go beyond 1,200ft. rule for terrain reasons. Creen-show road in detail on map with radius, etc. A motion by Collins, seconded by Post for a Neg Dec. All in favor, none opposed, carried. Bruno-take out cul-de-sac so it does not show on map. A motion by Collins, seconded by Post to grant preliminary plat approval, waive submission of Final plat and grant Conditional Final approval pending submission of emergency fire standards on plan, owner's signature and fees paid. Rec'd receipt cards and Seqr.

4. Minor-Peter & Cathy DuValoois-Wilhelm Rd-opened hearing at 8:25p.m.-Maps presented by Tom Conrad-6 acres subdivide into 2 lots. Access is 50ft. and is a private road off Wilhelm. Last month discussed if access was Kingston Commons right-of-way or an existing access. Bill Trumbour said it was Kingston Commons and should be labeled as such. Tom Conrad said no one is sure exactly where the Kingston Commons right-of-way is located and that he would put a NOTE on map stating that the 12ft. wide existing access used by others could be the Kingston Commons right-of-way.

Comments: Bill Trumphour-read his letter and showed deed description and wants it to say Kingston Commons and does not want it to be lost. Josh Randall-it is historic and should be spelled out in Deed itself. Creen-explained that no one is disputing that the access is there. Conrad-there is a 50ft. wide right-of-way up to the access and is named Wilson Lane. Wilhelm and Wilson are maintained by owner and there are 7 houses on the road now. It is over 1200ft. from a Town Road. Did not know it was not Town maintained. Wilhelm goes to High Falls Rd.

Pam Wilson-read letter of concerns-right-of-way, access and water or drainage and that trees are being removed in right-of-way. Silinovich-it is stated right in deed it is Kingston Commons. Conrad-will not put it on the map as there is no description for the location for the Kingston Commons and cannot defend that the Kingston Commons is exactly there. If you had a description he would put it on the map-Conrad has put access on the map. Trumphour-said that Conrad is changing documents being filed in the Courts and can't change deed.

Carl Johnson-has 108 acres and there is no place to build but on Kingston Commons right-of-way.

Wilson-Wilson and Wilhelm are private roads and exceed the distance, grading is steep, needs a cul-de-sac. Total 50ft. wide right-of-way she owns.

Town Planner-they are not obstructing right-of-way and Planning Bd. cannot tell them what to call it. This is a private matter not the Planning Bd. decision to make. Planning Bd. can approve an access but cannot make them name it.

Mrs. Randall-so you are not backing up government matters.

Town Planner-explained what Planning Bd. can do.

Johnson-can they show where houses are going to be located.

Conrad-Engineer walked it and they said there is sufficient property to build 2 houses.

Planner-Wilson can have new owners participate in agreement.

Wilson-they don't. Conrad-applicant will agree. A motion by Rinaldo, seconded by Hayes to close hearing at 9:08p.m. All in favor, none opposed, carried.

Creen- aside from Kingston Commons matter the issues are: Drainage, house and septic locations and 1,200ft. distance from Co. Road. Needs to provide topo. Will have Town Engineer and a planning board member go on-site to check on the issues above stated. One condition would be that everyone would be part of road agreement. Creen-Kingston Commons will remain in Deed but not on map. Conrad-the NOTE on the map covers that. Conrad will call Town Engineer to see if he wants to look at it. Received receipt cards.

OLD BUSINESS:

2. Site Plan-John Skordilis-Rt. 32-Maps presented by Joseph Lenskold-revised maps. 15,000sq.ft. garage and access. Agrees with Chazen comments and there are no major problems with Town Eng. comments. DOT curb cuts in progress, has submitted all reports, meets zoning standards, the Thru-way is reviewing and meets Gateway. Lead agency was in Feb. of 05. Discussed design of building as it is quite long-adding gables, stucco, stone on front and add figures above doors. Applicant agrees. Show landscaping from Thru-way. Needs information for sign-on building and see design for free-standing sign. Will try to rip out rock ledge and not blast the whole thing.

PRE-HEARING CONFERENCE:

1. Major-Jeff Resnick / Jody Soltanoff-Rt. 212 and Band Camp Rd.-Maps presented by Richard Rothe-52 acres with frontage on both roads subdivide into 10 lots. This was in under different applicant for 9 lots. Has Federal wetlands and in floodplain. Discussion on curb cuts and driveways – shared drives, separate drives, off Band Camp and Rt. 212, or flag lots versus road maintenance agreement. There are 4 lots without road frontage. Needs 50ft. right-of-way. Rothe said driveways were placed with configuration of land, did quite a lot of work on this and feels concept looks good. Get curb cuts from Highway Superintendent

2. Minor-Gasper Mangiapanella-Harry Wells Rd.-Maps presented by Bert Winnie-Has 5+acres subdivide into 2 lots. Lot 2A has existing house. Has curb cut. A motion by Rinaldo, seconded by Hayes to grant sketch approval and to schedule a public hearing for September 20, 2005. All in favor, none opposed, carried.

3. Site Plan-Saugerties Nine, LLC-Rt. 9W & Musillo Lane-Maps presented by Howard Messer-improve the site. Commercial in front is 3,600ft. Check zoning if it is allowed. Will build residential first then come back for site plan for commercial. Acquire building permits. Building 3 duplexes – no Planning Board approval needed now. In Gateway.

Bruno- left meeting at 10:00p.m.

4. Major-Timbest, Inc.-Glasco-Phase 5-Maps presented by Tom Conrad- Ten (10) building lots. A motion by Creen, seconded by Hayes to grant Conditional Final approval pending escrow account and bonding of road, owner's signature and all fees paid. All in favor, none opposed, carried.

5. Minor-William Brown-Burnett Road-Maps presented by Tom Conrad- Lot 1 residence existing and Lot 2 is a new lot. Performing perk tests and wants to build a spec home. A motion by Creen, seconded by Hayes to grant sketch approval and schedule a public hearing for September 20, 2005. All in favor, none opposed, carried.

6. Lot line-Tim Mauro Co., Inc.-Spada Dr. and Mauro Court-Maps presented by Bruce Utter-Revised map on Lots 7 & 8. Lot line change because of water line. A motion by Post, seconded by Hayes to waive public hearing. All in favor, none opposed, carried. A motion by Collins, seconded by Hayes for a Neg Dec. All in favor, none opposed, carried. A motion by Collins, seconded by Hayes to grant preliminary plat approval, waive submission of Final plat and grant Conditional Final approval pending owner's signature. All in favor, none opposed, carried. Received Seqr.

7. Lot line revision-Gary & Charlene Fraske AND Thomas & Valerie Sperl-Glacier Park – Mary Ann Ave.- Maps presented by Tom Conrad-A motion by Post, seconded by Hayes to waive public hearing. All in favor, none opposed, carried. A motion by Post, seconded by Hayes for a Neg Dec. All in favor, none opposed, carried. A motion by Post, seconded by Hayes to grant preliminary plat approval, waive submission of Final approval and grant Final approval. Received Seqr. and 2 signed maps.

MISCELLANEOUS:

1. Received Zoning Board Referrals on August 16, 2005 on Volke, Bonnet, Fiero and DeAngelis – Creen will review.
2. William Hayes / Esopus Conservancy – received 2 signed maps.
3. John Mullen / Leading Edge – received 2 signed maps.
4. Simulaids – received signed site plan
5. Birches – received signed site plan
6. Blue Mount Enterprises – received signed maps.

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

Respectfully submitted,

Juanita M. Wilsey,
Recording Secretary