

TOWN OF SAUGERTIES PLANNING BOARD

Saugerties, New York 12477



SPECIAL PLANNING BOARD MEETING December 6, 2004

One joint public hearing with the Town Planning Board and the Town Zoning Board of Appeals for the Richard Syracuse site plan and major subdivision was scheduled for this meeting and the public was invited to come forward to examine maps and ask questions. Chairman, William Creen, opened the hearing at 7:40p.m. Present were William Creen, William Brandt, George Collins, Carole Furman, Howard Post and James Bruno. Absent was John Rinaldo.

Present were the members of the Zoning Board of Appeals.

Present was Chris Round, Chazen Associates, the Town Planner.

PUBLIC HEARING:

Major and Site Plan-Richard Syracuse-Rt. 32 in Saxton-Maps presented by Dan Schuster of Shuster Associates- Had a public hearing in June or July with the ZBA on an area variance - wants changed from 4 acres each to 2 acres.

This action needs both a ZBA opinion and Planning Board review.

This project is in a sensitive overlay area and also in the Agricultural area.

The project is to build a cluster development with area reserved as natural area. A video was shown to explain this method of building and what the benefits would be.

This property has a number of wetlands which would not be disturbed. Four acres of corn field is in the agricultural use and then rest is in the open space.

Would need the following three items:

1. Variance to Planning Bd. And then forward to ZBA
2. Type 1 action - all agencies must approve with a Neg Dec. Planning Bd. Is lead agency and needs to give a Neg Dec.
3. Then to ZBA for variance request. Then can proceed to prove detailed maps after all approvals are gained.

Comments as follows:

Eleanor Trumpour: Read letter from Karlyn Knaust Elia, Historian, on the historical article that a prehistoric elephant fossil was found and that she requests a Phase 1A search and study be done. She presented the Planning Bd. with the letter and documentation for the file.

Shuster-yes, will be proceeding with an 1A and a 1B search. The cost is very high and will be done when this project receives the Planning Bd. and ZBA approvals.

March Gallagher-Questions on area variance and agricultural matter.

Schuster- explained 15% usage.

Bill Trumpour-In 1950's Art Simmons owed and could not subdivide because of high water table. There are a few good ponds that were pumped for water and were never dry. Also explained the agricultural district and Ron Meade's, Head of Agricultural Department, stand on this project.

Shuster-Applicant will get approvals for septic and Wells.

Lianne Sheer, owner of Saxton Farms-when building a barn they hit water just 3ft. down when digging the footings. Had to re-design barn and only dig down 2ft.

Shuster-will delineate and flag all soils for sensitivity and is 15% less and has submitted report. By clustering, they can build on the better soils. Syracuse would add the remainder of the unused property to his other lot and state that is could not be further developed. He would be paying the taxes. There would be restrictions drawn up.

Sandra Thorpe-represents the protection of water shed- this is the Plattekill water shed area.

Saxton flats is in water shed. There has never been a water shed study done. Their group has applied for a grant to do a study. This development will be built on top of the water shed.

Shuster-Water shed is zoned R1 and this project 75% is preserved- 25% will be green and lawns.

Septic returns and will be treated water to ground. Should have no effect to water shed.

Josh Randall-This revised plan has not been filed with the Town. Also concerned with septic systems and Wells with impact on water shed and neighbors. When he put a fence up he hit water all the way to the center of the field. Also hit water when putting in electric lines at 18 inches deep. Shuster-explained the 4 acres for septic that are not designed yet and there should be no effect on groundwater and that the maps are for this hearing to be discussed.

Randall-how much on South side be right-of-way will be green space. Shuster-150ft.

Randall-will the road by fire house be used. **Shuster-for emergency use.**

Andrew Simmons-neighbor-has had meetings with Syracuse and would rather have him own property then the Town take over. He will provide a buffer.

Harry Benepe-read cluster conditions and he meets most of them but better if it stays at 4 acres and not 2 acres and explained. Showed maps that Shuster Assoc.'s prepared in 1989 of water shed and sensitive overlay and Saxton Flats has best soil for growing crops.

Finley Shade, member of a religious group-discussed Bible and nature and preserve as much land for all to enjoy as it is a beautiful piece.

Shuster-addressed Benepe-the NW corner of Town is in watershed. Neighbors are worried using up water and concerned with having too much water.

Eleanor Trumpour-worried of using up all beauty of land-all is being built up-scenery is not there anymore. Concerned with water. Cluster or lower income of \$45,000. There are \$128,000 homes through Rupco. Trust in Mr. Syracuse, hasn't submitted plans to Town, he is doing the septic work....

Shuster-Anything done has to be approved by Town and all agencies.

Charlotte Wenzel-concerned with water and beautiful land. Explained people should be able to get homes in a nice area. Let process begin.

Ed Tucker-has also met with Syracuse but wanted to hear what Town had to say. Wants buffer. Not opposed just wants to set a precedence for future and cluster does not ruin neighbors

property.

Lenny Walter-involved with zoning discussions a few years back and sensitive overlay was decided and compromised to have it and keep it and not increase businesses.

Richard Syracuse-thank you for all your information and explained his family developers. He likes clusters because they have open space and not house after house like regular developments. He lives there. Rupco has the money to do this. Let average salary makers own homes. He could build big expensive homes there but he wants to preserve open space.

Gil Hales-Likes Rupco ideas but Planning Bd. should have control over and have a better project than they had in Twin Maples. Regulate rules for Rupco.

Bill Trumpour-Discussed water problems and Cotton Brooke with all the rain this summer is still dry.

Dan Ellsworth-Question to Trumpour-what kind of soil is out there.

Trumpour-cobblestone, clay, loam.

Ellsworth and Trumpour-discussed process and time periods with relation to the Agricultural District. -meet every 8 years not sure exactly. Is this in a sensitive overlay only because of it being in an agricultural district.

Randall-this property is seven miles out for any services or groceries-affordable salaries, cars, look at all the extra kids for school system. It is time for all Town Boards to look at these problems. No development in watershed.

A motion by Post, seconded by Bruno to close hearing at 9:30p.m.

Received receipt cards. ZBA leaves hearing open.

Consultant-discussed directions the Planning Bd. can take: Needs a pos dec or a neg dec. Can also ask for clarifying of some questions. If a pos dec needs then to scoop. When Seqr. Is complete by Planning Bd. then ZBA can make their approval.

Brandt-concerned with watershed, archeology, etc. - I think this needs a pos dec and scoop limited to certain items.

Creen-set a precedence for future development in that area.

Furman-pos dec on project as proposed. Creen-pos dec of that area from 4 acres to 2 acres.

Furman-what would trigger change in zoning.

Shuster-if they can make the case.

Dan Ellsworth-ZBA can give a neg dec so applicant can see where they are going on this.

Chris, Consultant-This is a Type 1 action and needs coordinated review.

Kevin O'Connor of Rupco-is this a pos dec because of 14 extra houses, if lesser would be a neg dec.

Creen- yes.

Bruno-is this in water shed

Shuster-yes but watershed is not involved - it is changing area from 4 acres to 2 acres.

Chazen will prepare a letter for December 21 meeting scooping a few issues to discuss.

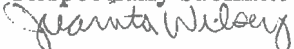
Ellsworth-what is defined as watershed. Shuster-will bring maps to next meeting.

Planning Board turned meeting over to the ZBA.

Total acres is 70 and 29 units or homes on 18 acres disturbed. Each lot is 1/3 of an acre.

ZBA closed public hearing at 10:45p.m.

Respectfully submitted by:



Juanita Wilsey, Recording Secretary