

PLANNING BOARD  
MINUTES FOR APRIL 21, 2009

One (1) public hearing was scheduled for this meeting and the public was invited to come forward to examine map and ask questions. William Creen, Chairman, opened the meeting at 7:30p.m. Present were Tom Francello, Carole Furman, Ken Goldberg, James Bruno, Dan Weeks, William Creen and Howard Post. Jeremy Kane, Town Planner and Nancy Campbell, Liaison were present.

A motion by Goldberg, seconded by Furman to accept March 2009 Minutes. All in favor, none opposed, carried.

**PUBLIC HEARINGS:**

1. Minor-David Seyfarth-Houtman Rd.-Maps presented by Richard Rothe-Opened public hearing at 7:42p.m. Parcel A-existing house and Parcel B-vacant. An engineer letter stating soils are good for septic has been received for vacant parcel and has located Federal Wetlands on the map. Need curb cut approval from Highway Dept. Comments: Dan Ellsworth, for ELJ Enterprises and campground-he welcomes neighbors but concerned with ledge and trees on road there, road should be moved over 5ft. for safety reasons on the West side across from property for placement of a guardrail. A motion by Weeks, seconded by Goldberg to close hearing at 7:50p.m. All in favor, none opposed carried. D. Weeks has not been able to locate final approval for Health Dept. on the existing Parcel A. Rothe: it received CO and has final approval and will forward a copy for the Planning Bd. files. A motion by Goldberg, seconded by Furman to grant a Neg Dec. All in favor, none opposed, carried. A motion by Goldberg, seconded by Post to grant Preliminary Plat approval, waive submission of Final Plan and grant Conditional Final approval pending receipt of curb cut and owner signature on map. Received receipt cards and Seqr. Received signed maps on April 22, 2009.

**OLD BUSINESS:**

1. Minor-Jorian and Tania Trowbridge-Terra Lane-Maps presented by Don Brewer-topo shows no steepness where plan to construct a road in the future. Lot 1 has a NOTE - not a building lot. Lot 2 NOTE – not a building lot until approved by Health Dept. Bridge NOTE in future need appropriate approvals. Kane-State DOT needs curb cut for future access. Creen-will need to provide State DOT approval letter for access at time of building. A motion by Furman, seconded by Weeks to grant a Neg Dec. All in favor, none opposed, carried. A motion by Post, seconded by Bruno to grant Preliminary plat

approval, waive submission of Final Plat and grant Conditional Final approval pending owner signature. All in favor, none opposed, carried. Received 2 signed maps on April 23, 2009.

2. Site Plan-Mark Gottenberg-Rt. 32N-Maps presented by Tom Conrad. Revised plans show the two previous planters on either side and an addition of a chain link fence in back. Goldberg asked if this was meeting the Pl. Bd. half way. Conrad said – would say not. Kane-extension expires in May and Building Inspector will draft an appearance ticket if conditions are not met. Goldberg-issue an immediate stop work order. Kane-would not accomplish anything. Discussed situation. Deadline is not there yet. Will wait until May. A motion by Goldberg, seconded by Weeks not to accept April 2009 submission as it does not satisfy zoning law and send back to applicant with a request for a plan that meets Pl. Bd. conditions. All in favor, none opposed, carried.

3. Minor-Pamela Pentony-Old Patch Road-Continued with public hearing left open from March 17, 2009 meeting. Kane explained no endangered species in that area. Needs Health Dept. approval. A motion by Goldberg, seconded by Bruno to grant a Neg Dec. All in favor, none opposed, carried. No comments. A motion by Goldberg, seconded by Furman to close hearing at 8:00p.m. All in favor, none opposed, carried. A motion by Furman, seconded by Goldberg to grant Preliminary Plat approval, waive submission of Final Plat and grant Conditional Final approval pending Health Dept. approval and owner signature. All in favor, none opposed, carried. Received Seqr.

Francello-recused.

4. Win One for Jesus-Special Use Permit-Rt. 32S-Received and reviewed Tom Francello's letter. Discussed changes to Resolution for future amendments for type of certificate and number of occupants. Discussed Town Building Inspector to conduct inspection. On site plan discussed fence, elevation for outlet pipe and gatherings. Creen-no big services or events not common to residence will need a permit. A motion by Goldberg, seconded by Furman to grant Final approval with changes recommended tonight on draft Resolution. All in favor, none opposed, carried. Francello-returned.

#### PRE-HEARING CONFERENCE:

1. Site Plan- Kosco-Rt. 32N-Maps presented by David Motzkin. Discussed Kane comments to this amendment to site plan. Employs 50 people. Constructing a loading dock for tanks, etc., using the existing rock ledge and concrete off parking area. They will not disturb the lot just leveling off existing rock ledge. This is improving the storage area. Will be able to see the top of the building from Rt. 32. An employee lives in mobile home and watches over the property. Discussed safety of mobile home with gas being stored nearby. Tanks are stored, not problematic cylinders and no working on tanks at this facility. Discussed lot line overlap on property. Landscaping access is in progress. Can stop in and get suggestions from Overlay. A motion by Weeks, seconded by Bruno to waive public hearing due to limited size and visibility, improving on existing condition. All in favor, none opposed, carried. A motion by Goldberg, seconded by Furman to declare this a Type II Action. All in favor, none opposed, carried. A motion by Bruno, seconded by Furman to grant Preliminary Plat approval,

waive submission of Final Plat and grant Conditional Final approval to the Amended Site Plan pending the submission of a landscaping plan on Final Plat, payment of construction fees and signature of owner. All in favor, none opposed, carried.

2. Minor-Estate of John Joy-Wilhelm Road-Maps presented by Tom Conrad. Subdividing 5 acres to daughter and the parcel with existing house to son. A 25ft. ROW exists and will show metes and bounds all the way back. The ROW is over 1,200ft. – needs a NOTE on map stating allowed this one subdivision in the back and not to be re-subdivided. The existing 50ft. ROW is not practical and goes to adjacent property. A motion by Post, seconded by Bruno to grant sketch approval and schedule a public hearing for May 19, 2009. All in favor, none opposed, carried. A motion by Goldberg, seconded by Furman to declare as an Unlisted Action. All in favor, none opposed, carried. NOTE on map stating not a Building Lot until Health Dept. approval.

3. Major-Leading Edge Developers, LLC-Kings Highway- No representation.

4. Lot line revision and combine lots-George Berger and Randy Angiel-Angiel Lane Extension-Maps presented by Randy Angiel. No updated maps received. Combining 2 lots into one. Remove lot line center of stream to center of road and that will be conveyed to Angiel. Need more detailed map then can waive public hearing. Put on May agenda.

5. Boundary line agreement-Timothy Mauro / Town of Saugerties-Hilltop Road South-Maps presented by Bruce Utter. Give paper cul-de-sac not being developed to adjacent property owners. Town Highway Superintendent and Town Engineer agree to clear this up. This was passed at Town Board meeting. A motion by Goldberg, seconded by Post to declare as a Type II Action. All in favor, none opposed, carried. A motion by Creen, seconded by Goldberg to waive public hearing per Section 323. All in favor, none opposed, carried. A motion by Creen, seconded by Post to grant Preliminary Plat approval, waive submission of Final Plat and grant Conditional Final approval pending signatures on map, no fees due and signature of Town Board on Resolution. All in favor, none opposed, carried.

6. Lot line revision –Tim Mauro Co., Inc. /Town of Saugerties-Old Lasher Road-Maps presented by Bruce Utter. By Little Pond development. A piece of property by the road was dedicated for a cul-de-sac that will not be built as everyone drives the loop road. Dividing the piece and adding to adjacent properties. A motion by Goldberg, seconded by Furman to declare as a Type II Action. All in favor, none opposed, carried. A motion by Creen, seconded by Goldberg to waive the public hearing per Section 323. All in favor, none opposed, carried. A motion by Creen, seconded by Goldberg to grant Preliminary Plat approval, waive submission of Final Plat and grant Conditional Final approval pending signatures. All in favor, none opposed, carried.

#### MISCELLANEOUS:

1. County Planning Board Referral Agreement-Kane explained and discussed. A motion by Goldberg, seconded by Post to submit agreement so Town Pl. Bd. does not have to

refer all projects just refer over 5 lot subdivisions and site plans. All in favor, none opposed, carried.

Since there was no further business to discuss, a motion by Goldberg, seconded by Bruno to adjourn the meeting at 9:15p.m.

Respectfully submitted:

Juanita M. Wilsey,  
Recording Secretary