



PLANNING BOARD MINUTES
FOR SEPTEMBER 15, 2015

Post lead the Pledge of Allegiance.

Two public hearings were scheduled for this meeting. The public was invited to come forward to examine maps and ask questions. Howard Post, Chairman, opened the meeting at 7:33p.m. Present were Howard Post, Paul Andreassen, Kenneth Goldberg, William Creen, Michael Tiano, Dan Weeks and William Hayes. Absent was: Carol Furman. James Bruno, Liaison, was present. MaryAnne Wrolsen, CAC, was present. Dan Shuster, Consultant, was present.

A motion by Goldberg, seconded by Creen to accept the August 2015 Minutes. All in favor, none opposed, carried.

PUBLIC HEARINGS:

1. Site Plan-Farmhouse Commons/Paul Page-Opened public hearing at 7:35p.m. Plans presented by Bruce Utter and Michael Moriello, Esq. Utter explained the whole project basically a 13 acre parcel, sewer on property, bringing in water, 80 apartments, 8 buildings with 8 to 12 apartments per building and 141 parking spaces. Private road built to Town Spec. The stormwater management was previously approved. Comments: Albert Bruno-fire fighting concerns with 8in. water main and hydrants for flushing only-is that wise. Utter-buildings have sprinkler system that is more than other buildings have in that area now. Page-sprinkler system works. Pete Petramale-water pressure concerns and are there any affordable apartments. Utter-water analysis was done and pressure was met in 2007-08 that included all build-out from all the projects there now. The water tower is on other side of booster station. There are no affordable apartments-100% market rate. Gaetana Ciarlante-asked for name of Kingston project and Page provided information. Discussion on this being an affordable housing project between Angie Minew, Paul Page, Michael Moriello and Martinez: Page-is 30% of income with rents being \$1,500 - \$1,375. Moriello-this is all Market rate-NO affordable. Minew-this school district has 49% on a lunch plan. Moriello-P&C did a school review. Minew-schools were not provided materials. Page-will have more empty nester, people who want to downsize and single. Page-good neighbors, Kingston, Saugerties, Rhinebeck and not a lot of families rent. Moriello-included schools with all documents. Minew-there two situations like this in Village and Town. Moriello-this one is different from the Village project. Martinez-more questions on size of students. Utter-review is not a guarantee just a study. Martinez-hard to believe. Page-school bus is never there-10 students maybe. Page-is a hands on owner splits time between the Kingston and Saugerties projects every day 40 hours plus per week, 100% taxable. Martinez-you can sneak affordable in later. Page-no. Ciarlante-Section 8, pilots/NYS581A in later. Moriello-this project cannot qualify/cannot fit-does not meet qualifications. Ciarlante-

can you assure us. Page-will do anything to assure you. Ciarlante-heard that a water tower would be placed on property. Page-no. Ciarlante-has Seqr form changed since 2007. Shuster-more involved form which was submitted and new analysis has been done and approved that month. Ciarlante-any impact on emergency. Page-nothing additional than his taxes paid. Ciarlante-provide good neighbor references. Page-can provide them. Ciarlante-what kind of studies did you do that this is a need. Page-market study and Kingston apartments are full. Ciarlante-UI Co Housing. Moreillo-County Study. Petramale-entrance concern for site over the hill. Utter-DOT widen shoulder and add a warning sign for up-coming access road and there is a speed enforcement issue there. Ciarlante-question for James Bruno-on Birches/Commons are there seniors on a waiting list. Bruno-over 200 on a list and 3 year waiting time. A motion by Creen, seconded by Andreassen to close hearing at 8:00p.m. All in favor, none opposed, carried. Goldberg-when did you send to schools. Utter-e-mailed right after calculations-26 additional students from K-12. The response back was cannot tell would need exact ages for the exact class. Weeks-enrollment is down and class size not enrollment as budgets. Andreassen-what did hydraulic study show. Utter-P&C did-60 gallons a minute with 20 pressure. Andreassen-putting in a water tower to help. Utter-yes that would benefit the area. Tim Mauro-will donate a piece of land for water tower only. Weeks-this project meets zoning now-getting distracted on this project. Hayes-in 1977 there were 4000 students now there are 3000 so schools can handle this. Shuster-need to forward to UICoPIBd and Town Engineer. A motion by Weeks, seconded by Andreassen to forward to PIBd Town Engineer and to UICoPIBd. All in favor, none opposed, carried. Utter will update the plans and inform PIBd Recording Secretary upon submissions to agencies.

2. Minor-Jed and Nicole Sagazie-Tissal Road. Opened public hearing at 8:05p.m. Plans presented by Jed, Nicole and George Williams. Subdividing 15 acres into 2 lots to build a one family house. Shuster-letter was received from Town Highway Dept. No comments. A motion by Creen, seconded by Andreassen to close hearing at 8:10p.m. All in favor, none opposed, carried. Discussion on Easement wording: Weeks-language on selected cutting easement should be specific on what can be cut, dimensions of trees and how much, etc. Williams-will put in deed and plans that it is for the benefit of Lot A and Lot A has the right to clear. A motion by Creen, seconded by Weeks to grant Conditional Final approval pending easement language, fees paid and signatures on plans. All in favor, none opposed, carried.

OLD BUSINESS:

1. Site Plan-Saugerties NY Development-Rt. 32N. Plans presented by Khattar Elmassalemah and Scott Dutton. Submitted photos of layout and landscaping. Site plan changes: took out one restaurant so there will be only 2 buildings and reduced to 4500sqft., eliminated parking on Rt. 32N so pavement is back with a buffer, trees and landscaping in front. Eliminated a few more parking spaces to landscape with hedges and trees to hide and to cut back on light glare. Added picnic area with benches, gazebo by restaurant and one next to hotel and a foot path through property and to Savage Road as well as a cross easement. Reduced by almost an acre. Dutton-reviewed photos-barely see hotel with vegetation and Engineers will be adding additional landscaping that will

only add more cover. Still no design for smaller building due to the fact that still do not know what it will be. Shuster-stays overgrown fine but if moved will show, high screening makes less visual. Khattar-the first floor is 4ft. below road level. Weeks-who maintains the loop road. Khattar-thinks owned by Town, Old Rt 32 loop is a public road. Andreassen-curb cut filed and sidewalk. Dutton-foot path to Park and Ride, etc., nice for guest made of wood chips, stone dust, not paved. Moriello-foot path not on DOT property but can ask-does not want the approval based on DOT approval though. Shuster-run it along the property line. Weeks-would need a bridge but there is a wide shoulder available above bridge. Weeks-a lot of questions were addressed but not on architecture of façade of buildings. Khattar-they are all standard and these are the nicer ones. Moriello-applicant has made many changes that is the problem working with big companies. Dutton-this is the latest Holiday Express design. Shuster-the archeology review was submitted some found but not significant so can make Seqr. determination next month. Send to Town Engineer and UICoPIBd. Moriello-will draw up draft Neg Dec to submit to Shuster.

PRE-HEARING CONFERENCE:

1. Major-Jody Jackson-Haviland Court. Plans presented by Jody Jackson and George Williams. Has 24 acres subdividing into 3 equal lots and build one house now. This parcel is off Church Rd. Discussion on access-only 12ft. wide for about 620ft. then 25ft. at project parcel; land locked parcels further on; and emergency vehicle turnarounds. Jackson-will have a Road Maintenance Agreement prepared, he is only one who using the road as all others use other ROW off Fred Short Road. It is available to them though. Shuster-have legal defined. Williams-submitted plans showing ROWs to other lots. Shuster-discussed frontage on road and open space development and have fire department review for turnarounds and pull offs. Needs plans revised to show emergency turnaround and evidence of fire department approval. Shuster-there are Federal Wetlands in back and clarify ROW language for first 620ft. 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 for a Neg Dec. All in favor, none opposed, carried. A motion by Creen, seconded by Andreassen to schedule a public hearing for October 20, 2015. All in favor, none opposed, carried.

Andreassen-recused.

2. Site Plan-Joan Buto/Changes Treatment and Recovery North, LLC-Rt. 9W. Plans presented by Richard Rothe. Site plan for a drug and alcohol rehabilitation center. Facility will have 60 patients staying around 60 to 90 days+-. Placement of buildings are to eliminate impacts on neighbors and best for drainage. DOT curb cut for best visual. Easement is part or sale. Neighbors are high and look down, cannot build a fence but has vegetation and will screen. Hope to stay under acre disturbance. Will give PIBd information on reviews and all paper work on Florida facility. There is no known use for the other part of the parcel now. One story. Clay soil. Rothe-will prepare grading, disturbance, etc. Shuster-will patients be confined to site. Buto-this will be a for profit business, they will come willingly, 24 hour around the clock supervision. Can leave if they want but facility will drive them back, no walk ins, no cars as they get driven in.

Also no phones. The next step up just has cameras. Will have Doctors, nurses and professional staff. This is for people who live up North not bringing patients from Florida. Buto-will build her home up here to live. Weeks-who are you licensed with. Buto-like Oasis and UI Co Mental Health said this facility is in need. Goldberg-is this equivalent to FL facility. Buto-yes and will gather all the FL reviews to submit. Buto-will have scholarships for people who cannot afford program. Is a loving and kind facility. Goldberg-are people recommended. Buto-they have to be committed. Goldberg-what is the limit length of stay for currently addicted patients. Buto-some come back if they fall, no maximum time to stay, if not ready, can stay a little over 90 days if need be. Rothe-will this have local staff. Buto-all locals and food will be brought in and they will have microwaves but have dinner every night. Weeks-what is the Zoning category. Shuster-rehabilitation. Goldberg-anything you learned in FL that does not work. Buto-worked with Consultant in FL for fire codes,etc. and everything went well and they grew as they went along. Shuster-submit detailed plans for October and forward to UICoPIBd in October.

MISCELLANEOUS:

1. Received Zoning Board Materials.

Since there was no further business to discuss, a motion by Tiano, seconded by Creen to adjourn the meeting at 9:45p.m. All in favor, none opposed, carried.

Submitted by:

Juanita M. Wilsey, Recording Secretary