

TOWN OF SAUGERTIES PLANNING BOARD

Saugerties, New York 12477



PLANNING BOARD MINUTES JANUARY 20, 2004

Four public hearing was 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 William Creen, Howard Post, William Brandt, James Bruno, Carole Furman and John Rinaldo. George Collins has been appointed to the Planning Bd. and will start in February. Deborah Howes, Consultant was present.

A motion by Post, seconded by Bruno to accept the Minutes of December 2004. All in favor, none opposed, carried.

PUBLIC HEARING:

1. Minor-Albert Snyder-Country Lane-Bank Camp Rd-Maps presented by Albert Snyder and son-opened hearing at 7:42p.m.-Did not notify neighbors by certified mail. This is not a legal public hearing. Will re-advertise for February 17, 2004.
2. Site Plan-Saugerties Congregation of Jehovah's Witnesses-Mike Krout Rd.-Maps presented by Dick Bovee-re-opened the hearings at 7:48p.m. Army Corp of Eng. Visited the site for wetlands and has revised plans to fit in wetland areas. Access will be crossed at narrowest section over wetlands. Have not heard from Army Corp of Eng. so will leave hearing open and when they have the report they will forward to Chazen for review.
3. Major-Peter Benzing-Fishcreek Rd.-Maps presented by Peter Benzing-re-opened hearing at 7:50p.m.-Has curb cut. Is widening the road. Needs approval from Fire Department and Town Engineer. Road is 12ft. Wide and has pull offs. Discussed a road maintenance agreement.
Comments: Philip and Assunta Parker-has safety issues, to narrow, steep, can not see other cars coming and only a few pull offs. Does not want a road maintenance agreement. They maintain it along with Bill Gross.
Bill Gross-he plows. Other concerns are that he has a low water supply now and what about having art shows all year. Very dangerous when you meet a car and have to back all the way down to a pull off. Benzing-he is having Town Eng. and his engineer reviewing the plans. He is not having shows, no sculpture garden.
A motion by Post, seconded by Bruno to close hearing at 8:25p.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 Brandt, seconded by Post to grant Preliminary Plat approval, waive submission of Final Plat and grant Conditional Final approval pending letter of approval of the

road improvements and road drainage plan to the satisfaction of the Town Engineer; letter of approval for road certification from the Fire Chief; maintenance plan agreement approval from the Town Engineer and Fire Department; owner's signatures and all fees paid. All in favor, none opposed, carried. Received Seqr.

4. Site Plan-Woodstock Day School-Glasco Turnpike-Maps presented by Geoffrey Harden-re-opened hearing at 8:45p.m. - Comments as follows:

With regard to the 17 points with neighbors. Did not have a meeting. Would like to respond to the 20 points of Chazen comments. Numbers 1, 6, 7, 8, & 16-discussed and agreed with communication, lighting and maintenance to Smith Rd. Numbers 2, 3, 5, 9 & 13 with relating to fence. Not planning playground, is heavily wooded, no planting would survive. Discussed fencing like rope and posted signs and will rebuild stone wall by septic and will spend most of their effort with plants and screening by Smith Rd. border. Will tell student not to trespass. Agrees with access on Smith Rd. Numbers second 9 or new 10, 10, 11, 14, 15, 17 & 19 - will put up signs to tell how road is to be used and parking permits, letters will be sent specifying same. Drayton Grant, Esq. -represents Ms. Ogg and wanted to meet others. Rope will not work. They want students to enjoy the woods, but would like a stock fence to keep them on the school property. Worried about Smith Rd. would like WDS to use Glasco Turnpike not the private road. Discussed standard special use of Smith Rd., how they let other organizations park there, concerned with trespassing, cutting down of trees. Will happily meet with them. Issues are hard to enforce especially as years go on.

Discussed what kind of fencing. WDS thought they wanted expensive stockade fence. Will agree to a stock fence all along except by Ogg property a 4ft. stockade fence where headlights will shine and then evergreen along property. A motion by Post, seconded by Rinaldo to close at 9:35p.m. All in favor, none opposed, carried. A motion by Brandt, seconded by Post for a Neg Dec. All in favor, none opposed, carried. A motion by Brandt, seconded by Post to grant Preliminary Plat approval, waive submission of Final Plat and grant Conditional Final approval pending on all Chazen Consultant's 20 points of the recommendations with additions to #3 and adding numbers 21 & 22. All in favor, none opposed, carried. Received Seqr.

OLD BUSINESS:

1. Site Plan-Robert and Larry Siracusano / The Richmond Group / The Crossing at Saugerties-Maps presented by David VanBenschoten and George Collins, etc.-re-opened hearing at 9:50p.m.- Will expand school district by 40 to 60 students; will have a left turn lane only and Rt. 32 for emergency use only. Will have Town Eng. approval. Discussed landscaping-would like fewer saplings and more mature trees. A motion by Brandt, seconded by Post for a Neg Dec. All in favor, none opposed, carried. A motion by Brandt, seconded by Rinaldo to grant Conditional Final approval pending curb cut approvals onto Rt. 32 and Rt. 9W; DOT approval of the emergency access only entrance from Rt. 32; DOT approval of the proposed left hand turn lane from Rt. 9W; Health Department approval of sewage disposal system; revised map showing the elimination of saplings and replaced with mature trees and all fee paid. All in favor, none opposed, carried. Received Seqr.

2. Major-John Cimorelli-Blue Stone Park-Maps presented by John Cimorelli-Discussed private road serving 3 lots now and after subdivision would service 10 lots. Has road maintenance

agreement and Chief of Fire Department approval. But the road is too steep average of 12%. Suggested a guardrail or a right turn only. Will have Town Eng. visit site for their review. Chazen will also send to Town Attorney (Greco and Carnright) to review.

3. Eric Tiejen- Old Stage Rd. - Maps presented by Dave Rider-needs to get public water and sewer extension, a zoning change, wetlands delineated and storm water study.

PRE-HEARING CONFERENCE:

1. Site plan-Edward Nihill-George Saile Rd.-Maps presented by Edward Nihill-Self-storage-Curb cuts are existing. Needs sign. Will comply with recommendations. Will give landscaping screening and architectural plan. Discussed lighting and a fence. Would rather have landscaping then a fence. A motion by Brandt, seconded by Post to approve sketch plan. All in favor, none opposed, carried.

2. Major-James and Jeannette Naccarato / Glasco Turnpike Operating LLC / Joseph Scharf-Maps presented by Richard Praetorius and Mike Moriello-47 acres subdivide into 74 lots of 1/4 to 3/4 acres each. Has public water and sewer, topo and delineated wetlands. Has storm water management plan. Ponds will be on owner's land not in wetlands. Establish access for curb cuts. Discussed the flag lots. Engineer will review flag lots again. Will have underground utilities. Public roads. Needs long EAF and will add traffic study. How will this project impact the school district. Road Bonding. Moriello will prepare a notice of draft.

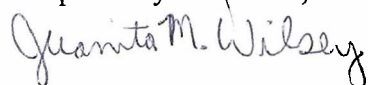
3. Major-Richard Mellert-Rt. 212- Maps presented by Richard Mellert-64 acres subdividing into 2 lots-subdivided last year. Parcel 1 into 1A and 1B. Right-of-way across other lands of Mellert vacant 12 acres parcel. Has curb cut (Chazen has a copy and will forward to Planning Bd.). Parcel 2 using access also. They are not crossing stream so would not need stream crossing permit only subdividing because Bank wants it in 2 parcels. Put NOTE on map stating when getting building permit would need a stream crossing permit. A motion by Brandt, seconded by Post to approve for sketch plan. All in favor, none opposed, carried.

MISCELLANEOUS:

1. Syracuse Richard - received 2 signed maps or his 2 subdivisions.
2. Derek Winnie-Saugerties Self-Storage-Rt. 32-Glasco- received 1 signed site plan.

Since there was no further business to discuss, a motion by Brandt, seconded by Post to adjourn the meeting at 11:45p.m.

Respectfully submitted,



Juanita M. Wilsey,
Recording Secretary