

## MINUTES FOR JUNE 21, 2005

Six 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, George Collins and Carole Furman.

Chris Round, Consultant was present. Tom Macarille was present.

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

### PUBLIC HEARINGS:

1. Minor and Site Plan-Gas Land Petroleum-Rt. 9W-opened public hearing at 7:42p.m. Maps presented Richard Praetorius. Gas station site plan almost complete. Building 3 apartment buildings with 8 units each off Steven's Drive with parking in center. Has public water and sewer and storm water pond. Will have 34 bedrooms but zoned for 38. Will access through Steven's Drive not Rt. 9W. Comments:

Ray Maday-it is Steven's Court not Drive- concerned with narrow streets, overcrowding, wet lands and quality of life. Told who neighbors were.

Robert DeRuyter-assessment-this is vacant not commercial. Concerned with drainage, threaten animal life, stream running underground, storm water pond, capacity for gas and utilities, spill by gas station, density, traffic, school stop, remove of vegetation. The gas station and all was a one phase project, now adding donuts, pizza. Also water and sewer needing to be pumped, narrow road with excess parking not sufficient for emergency vehicles. Recreation play

ground. It is too close to neighbor's family room. This project will affect neighborhood. Reject project. Build a few single-family houses, not cluster or apartments. Submitted Presentation to the Pl. Bd.

Mrs. Sgro-read her letter submitted to Pl. Bd. concerned with change of scenery, animal life and have an adverse change to neighborhood. The building is too close to her property, will cause value of property to drop. This is a one-family house neighborhood.

Mike Allen-effect on police, increased traffic, quality of life. Will they contribute to neighborhood. John Stegmayer-stress on traffic, no one stops at Stop sign.

Richard Praetorius-Traffic-not going to create level of change of service. Hickory Ridge did not warrant a traffic light. Traffic is increasing all over, a lot more car trips back and forth. Groundwater-has delineated Fed wetlands and did studies and reviewed. Water table is not high on building side of property, will have no basements, not going down for sump pumps. Yes there was a gas spill, old tanks have been removed and cleared up. Water and sewer capacity-it has all been planned for in Glasco and this property has been paying water taxes. Gas lines-maybe Central Hudson will upgrade since roads are dug up. Use of Property-whole property is HB but back piece is not appropriate for HB-can get up to 38 apartments. This is a growing town. Praetorius will review comments and present his report when ready, not for July though. A motion by Post, seconded by Rinaldo to close hearing at 8:35p.m. All in favor, none opposed, carried.

Bruno-can traffic maybe come out onto Rt. 9W if off Steven's Court is creating another Dead End. Praetorius- can try for an alternate.

Furman-Building is out of character, maybe change the plans so they are not looking at a big brick wall. Praetorius-can slope roof and they are looking at ends not side. Can add dormers. Creen-how much disturbance-do not take all the trees down.

Praetorius-left tree line as much as possible. Property is not square, setbacks are measured off building. If he could switch side and front yards, could move building back to add more property between neighbors but doesn't want to go through months of ZBA for variance. Sgro-will still have lights and noise.

Praetorius-can look and eliminate a portion of access and use as emergency entrance.

Collins-spruce up landscaping and buffer. Praetorius-storm water area can have picnic area by pond. Furman-is water table high. Praetorius-when done for gas station did not hit water but will do test holes. Rec'd receipt cards.

2. Major-Vincent Valetutti-High Woods Road-opened hearing at 8:46p.m. Maps presented by Vincent Valetutti-6 lots-Private road with cul-de-sac. One curb cut is what County wants. Pl. Bd. wants no more than 5 lots off a private road. Will need to work out with Co. and Town Highways. Comments: Gary Armstrong-Do perk tests, older wells dry out in summer. Are you by wetlands, are you building and more traffic concerns with sight distance and is this your first subdivision.

Valetutti-Wetlands are on Drefin property, not buildings just selling lots and this is seconded subdivision project.

Betsy Converse-on Blackberry Lane-concerned where and what kind of houses are being built. They are close to the line since Drefin said it would never be built on. Would like to see 5 lots not 6.

Creen-have setback regulations, if not work out will have to reduce to 5 lots. A motion by Post, seconded by Hayes to close hearing 8:55p.m. All in favor, none opposed, carried. Discussed wet lands-effect on septic – needs to do test holes. Will hold off to do Seqr. until the 5 or 6 lot problem is solved, they might need to change access. Needs Health Dept. and curb cut approvals. Received receipt cards. On for August meeting.

3. Minor-John McLeod / Lee Schackne-Phillips Rd.-opened hearing at 9:00p.m. Maps presented by Richard Rothe-will use Central Hudson line to subdivide. One access will be off Phillips Rd the other off George Sickles Rd. Comments:

John Pearson-concerned with access and what about a maintenance plan, he takes care of it now but with more traffic.

Rothe-access will run down your property and across and will be shared. Rothe will be taking parcel and will work out and agreement. Pearson-when will this happen and what about cutting trees. Rothe-when they get approvals, no schedule.

Alvin Rumble-where exactly is this. He reviewed map.

Bill Summers-concerned with placement of right-of-way. He is in dispute now. Property line is in error and wants a 25ft. fence the whole way between him.

Rothe-he has an access there on road.

There is ample room for septic and water. Schackne-he owns property by road and can put in anywhere. A motion by Post, seconded by Hayes to close hearing at 9:12p.m. All in favor, none opposed, carried. Received receipt cards.

4. Site plan-Saugerties Wellness Center-Rt. 212-opened hearing at 9:15p.m.- Maps presented by Matt Mason. Space for yoga lessons, paving parking area and driveway, lighting and landscaping. No comments. A motion by Post, seconded by Hayes to close hearing at 9:17p.m. All in favor, none opposed, carried. Discussed drainage-drive way exists is gravel now being paved. Check into grading and show drainage to stream. Will send to Co. Planning Bd. when we receive updated materials. Sent to Co. Pl. Bd. on June 30, 2005. Received receipt cards.

5. Minor-Selma Donnelly-Rt. 212-Maps presented by Jeff Hogan-opened public hearing at 9:22p.m.-subdividing a parcel off existing house parcel. Improving curb cut which will approve with Co. Planning Bd. on Rt. 212 and use gravel drive to second lot. No comments. A motion by Post, seconded by Rinaldo to close hearing at 9:24p.m. 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 plat and grant Final approval. All in favor, none opposed, carried. Rec'd receipt cards, Seqr. and 2 signed maps.

6. Major-John Mullen-Snyder Rd.-opened public hearing at 9:28p.m -Maps presented by Tom Conrad. Has existing road and cul-de-sac. Lots 2 & 3 will be 5 acres. Lot 4 is 6 acres and Lot 45 is 19 vacant acres. On site water and sewer. Would make municipal water available if they want it. Gravel road surface. Comments:

Sandra Williams-only received notice today-drove from Manhattan. They reviewed map. A motion by Post, seconded by Hayes to close hearing at 9:45p.m. All in favor, none opposed, carried. Discussed septic if shown on map and discussed grade of road of 12% instead of 10%. Have Town Highway look into. A motion by Post, seconded by Rinaldo for a Neg Dec. All in favor, none opposed, carried. A motion by Post, seconded by Rinaldo to grant preliminary plat approval, waive submission of Final plat and grant Conditional Final approval pending road grade condition if Town Highway does not accept

the 12% grade and would have to meet his requirement and all fees paid. All in favor, none opposed, carried. Received receipt cards and Seqr.

#### OLD BUSINESS:

1. Minor-Daniel & Colleen Hagan-Rt. 9W-Maps presented by Mike Vetere-has 20ft. existing right-of-way and will use extension to new lot. NOTE on map – No further subdividing. A motion by Post, seconded by Rinaldo 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 Plat and grant Final approval. All in favor, none opposed, carried. Received Seqr. and 2 signed maps.

2. Major-Michael Vetere & Mark Tiano / Fortune Valley Estates – Fortune Valley Lane-Maps presented by Mike Vetere- removing pole, has topo and house sites.

#### Furman-recused

3. Site plan-Birches-Rt. 9W-Maps presented by Steve Aarons-in order to continue pursuing this project they need a building permit approval by June 30, 2005. There will be conditions on site plan. Also needs Co. Planning Bd. approval. The plans have been re-engineered with all engineers and a new system has been developed. No filtration and ponds, they will now be draining down Rt. 9W into the State culvert. This will allow them to accept Guardian's water too. They have addressed all Town Engineer's concerns. Can have site water plan read in 48 hours. Creen-can sign off on prints. Needs to meet all State's requirements. A motion by Bruno, seconded by Post for a Neg Dec. All in favor, none opposed, carried. Nadine Shadrock, Esq.-Can give Conditional Final to Site Plan and Special Use Permit pending general municipal law. Creen-nothing else has changed? A motion by Hayes, seconded by Post to grant Conditional Final approval to the site plan and special use permit pending satisfaction of general municipal law and payment of all Planning Bd. fees. All in favor, none opposed, carried. Two Planning Bd. members will sign off on one (1) map only to be kept with Building Inspector in order for him to issue a building permit by June 30, 2005. A motion by Post, seconded by Collins for the Planning Board to write a letter to Co. Planning Bd. to Resolution to petition for a special meeting. All in favor, none opposed, carried. Furman returned.

4. Minor-Carol Burks-Dave Elliott Road-Maps presented by Jeff Hogan-subdividing 4.5 acres off existing parcel. Has septic. Has to look into the pond restrictions with neighbor – found there were no restrictions and submitted a letter from Copeland. A motion by Post, seconded by Furman 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 plat and grant Final approval. All in favor, none opposed, carried. Received Seqr. and 2 signed maps.

5. Major-James Thorsen-Fred Short Road-Maps presented by Richard Praetorius-update-submitted plan for 20ft. wide public road with a 24ft. wide donut. Not a realty subdivision, asking for individual lots. Does not need to bond road. Needs Health Dept. approval. A motion by Post, seconded by Hayes to refer Resolution to Co. Health Dept. All in favor, none opposed, carried.

6. Site Plan-Michael Maxwell-People's Rd.-Maps presented by Richard Praetorius-update on traffic study – 100 in morning and 160 in evening. Peak is during school hours. Police are ticketing H.I.T.S. trucks and trailers. Grading done by next week. A motion by Post, seconded by Bruno to have Praetorius forward to Co. Planning Bd.

7. ReZoning-Babu Vaghasia-Kings Hwy.-Maps presented by Richard Praetorius-hotel or motel- no restaurant. Questions: what is specific use and traffic study for motels and give information on number of units. Needs Co. referral. It is a continuation not spot zoning. Praetorius will get more information.

8. ReZoning-Richard Rothe and Michael Rothe-Rt. 212.-Maps presented by Richard Rothe-wants extension of HB for 16 acres. Wants to build his office – 300ft. in to be re-zoned. Back has access off Goat Hill Rd. Michael across the road use for landscaping supplies. Property abuts HB zoning. A motion by Creen, seconded by Rinaldo to recommend to approve the re-zoning. All in favor, none opposed, carried.

9. Major-Frank DiSclafani-Churchland Rd. and Glasco Turnpike -A motion by Creen, seconded by Post for a Neg Dec. 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 Final approval. All in favor, none opposed, carried. Received 2 signed maps.

#### PRE-HEARING CONFERENCE:

1. Minor-Terri and Brian Mateer-Pine Lane.-Maps presented by Richard Rothe-has existing cabin subdivide into 2 two acre parcels. Stream in the back. A motion by Post, seconded by Hayes to grant sketch approval. All in favor, none opposed, carried.

2. Minor-Janis Rell-Old Stage Road-Maps presented by Janis Rell. Has town water. Wants to subdivide apartment off of single house. A motion by Post, seconded by Rinaldo to grant sketch approval and to schedule a public hearing for July 19, 2005. All in favor, none opposed, carried.

3. Major-Blue Mountain Enterprises, LLC-Red Maple Road-Maps presented by Dan Winne-Lot 21 of Twin Maples. Has building permit. Build 3 town houses. Needs to show metes and bounds and submit revised maps. No public hearing is needed – included in Twin Maples prior.

4. Site Plan-Randy Sperl-Rt. 9W-Maps presented by Randy Sperl-operate a physical therapy office out of house. Modifications to parking and through fare, taking out one curb cut and use existing back access. All exists – no drainage study needed, will grade parking toward existing ditch. Show drainage flow on maps. In Gateway- show new landscaping if pulling existing hedges. Might just trim hedges. Lighting will be shielded and down cast. Curb cut in process. A motion by Creen, seconded by Post to forward to Co. Planning Bd., grant sketch approval and schedule for a public hearing for July 19, 2005. All in favor, none opposed, carried.

5. Lot line revision-Esopus Creek Conservancy / William Hayes-Extension of Roming Lane-Maps presented by Thomas Conrad-14 acres subdividing 5 acres

and giving to Conservancy. A motion by Creen, seconded by Post to waive public hearing per Section 323. All in favor, none opposed, carried.

6. Minor-Blaine & Sally Gibbs-High Falls Road -Maps presented by Thomas Conrad-Lindzey owns house and 2 parcels, maps show that it is one parcel-Gibbs wants to build on Lot 1 on West and there is Lot 2 on East. Road divides property. Title Company called and said it is 2 parcels already. Will look into. A motion by Post, seconded by Furman to grant sketch approval and schedule a public hearing for July 19, 2005 unless notified that it is definitely 2 parcels. All in favor, none opposed, carried.

7. Minor-Florence Rivenburg-High Falls Road--Maps presented by Tom Conrad - 16 acres subdivide 2 acres with existing house on Lot 2. Lot 1 would be 14 acres. A motion by Post, seconded by Furman to grant sketch approval and schedule a public hearing for July 19, 2005. All in favor, none opposed, carried.

8. Minor-Joseph Zibella-Joseph's Blvd.-Maps presented by Thomas Conrad-Is on road going into Timbest. Subdivide into 2 buildings lots. One building exists. Has public water and sewer. In process of curb cut approval. A motion by Post, seconded by Furman to grant sketch approval and schedule a public hearing for July 19, 2005. All in favor, none opposed, carried.

#### MISCELLANEOUS:

1. Received Zoning Board Minutes on June 8, 2005 – no comments.
2. Andrianis Inc. – received 2 signed maps
3. John Rinaldo-received 2 signed maps
4. Suzanne DeBeaumont /Highwoods Development – received 2 signed maps
5. John Addrizzo-lot line – SBL#28.2-4-13.11-received 2 signed maps
6. John Addrizzo-SBL#28.2-2-27 – received 2 signed maps.
7. Reviewed Chris Rounds' suggestions from his memo



Since there was no further business to discuss, a motion by Rinaldo, seconded by Bruno to adjourn the meeting at 12:00p.m.

Respectfully submitted,

Juanita M. Wilsey,

Recording Secretary