



PLANNING BOARD MINUTES September 16, 2025

C. Howard Post, Chair, opened the meeting at 7:28 p.m. Pledge

Present: C. Howard Post (Chair), Carole Furman (Vice Chair), Mike Tiano, Gina Kiniry and Brandon Schiller (alternate).

Also Present: Adriana Beltrani (Town Planner, NPV).

Absent: Bob Hlavaty, Kevin Brady and Al Riozzi.

The draft minutes of the August 19, 2025 Planning Board meeting were reviewed. A motion was made by Furman, seconded by Tiano, to approve. Board vote: Post-Aye, Furman-Aye, Tiano-Aye, Kiniry-Aye. Motion carried.

PUBLIC HEARINGS

1. Site Plan/SUP (1-Site Residential Campground), Barbara & John Farcher, 1110 Josephs Boulevard.

Presented by the owner, Barbara Farcher. Applicant is proposing a one campsite residential campground on their property. They live on the parcel in a separate single family residence. The campsite will consist of an Air Stream camper with deck and outside shower. Will be renting seasonally, between mid to late April until December 1st. The camper has an interior bathroom with a holding tank, the tank will be emptied/pumped by a professional service as needed. Fresh water will be provided via the residential well on site. The camper will be hooked up to its own electric. There will only be two guests allowed on-site at any one time.

Post opened the public hearing at 7:30pm. No one was present from the public to speak on behalf of this application. A motion was made by Furman, seconded by Kiniry to close the public hearing. Board vote: Post-Aye, Furman-Aye, Tiano-Aye, Kiniry-Aye. Motion carried. The public hearing was closed at 7:32 pm.

Farcher-we hosted an Open House for neighbors to come and see the site and a few did show up. Beltrani-the comments in the review memo have been addressed or will be made conditions of approval. Cell phones are the proposed form of communication on-site. The Board can determine if that is sufficient in the event of an emergency. Farcher-we have added mesh wifi with six extenders, one which is inside the AirStream and one outside of the unit. Furman-only use of cell phones in case of an emergency is concerning. Farcher-we can provide an old cell phone in case the guest(s) have an emergency. Any cell phone can still be used for 911 even if it is not activated with a carrier service. Beltrani-if the Planning Board is satisfied with the phone concern they can move forward with an approval of the site plan and special use permit. The following items should be included as conditions for operating the special use permit:

- a. Biodegradable products will be provided for guest use of the outdoor shower.
- b. The outdoor shower shall remain in proper working condition.
- c. Homeowners will be available 24/7, and a property manager will be utilized on occasions when the homeowner is out of town, contact information to be provided to the building department.
- d. Waste bins will be provided indoors and outdoors, and waste will be collected regularly by the homeowners.
- e. The use will be operated seasonally from mid to late April to December 1 each year.
- f. A maximum of two (2) guests and two (2) vehicles can be accommodated at the site.

- g. No events shall be permitted.
- h. The private pool is for residents only, and not for use by campground guests.
- i. A supplemental STR form will be provided to the applicant by the Building Department
- j. Review of Special Use Permit after 1 year of operation for compliance

A motion was made by Furman, seconded by Schiller, to approve a negative declaration under SEQR. Board vote: Post-Aye, Furman-Aye, Tiano-Aye, Kiniry-Aye. Motion carried. ***(Amendment: A negative declaration was not required as this is a Type II Action under SEQR)*** A motion was made by Furman, seconded by Kiniry, to approve the site plan and special use permit with the aforementioned conditions. Board vote: Post-Aye, Furman-Aye, Tiano-Aye, Kiniry-Aye. Motion carried.

2. Major Subdivision (3-Lot), Seve Rucano, 32 Dave Elliott Road. Presented by the owner Steve Rucano. The applicant is looking to subdivide a 9.5 acre parcel into three lots. One consisting of 4.5 acres with an existing house and one buildable lot consisting of 3 acres; both with separate access from Dave Elliott Road. The last buildable lot consists of 2 acres with access from Kings Highway. Septic systems have been designed. Beltrani-received email from UCDPW that the curb cut on Kings Highway has been approved.

Post opened the public hearing at 7:39pm. Public comments:

- Abigail Simon, 169 Dave Elliot Road-will the parcels be for single family homes? Rucano-yes.
- Marina Zurkow, 208 Dave Ellio Road-will there be blasting or burning during construction? Rucano-no.

A motion was made by Kiniry, seconded by Furman, to approve a negative declaration under SEQR. Board vote: Post-Aye, Furman-Aye, Tiano-Aye, Kiniry-Aye. Motion carried. A motion was made by Tiano, seconded by Furman, to close the public hearing as there were no additional comments/concerns to be heard. Board vote: Post-Aye, Furman-Aye, Tiano-Aye, Kiniry-Aye. Motion carried.

Beltrani-the forested area has been updated as requested. The applicant's engineer has confirmed that the area of disturbance will be under 1-acre, a SWPPP is not required. The Zoning table will need to be updated to reflect the Sensitive Area Overlay. Signature blocks will need to be added to the maps. Ulster County DOH approvals will be required. The Planning Board did refer to the Historic Preservation Commission and their response was a request to maintain a 20' tree and root protection zone along the northern side of the property, where it is adjacent to the Asbury Historic District. Rucano agreed to this notation being added to the final subdivision map.

A motion was made by Tiano, seconded by Schiller, to approve the 3-lot major subdivision with the following conditions:

- Signature blocks added to final subdivision plat for Owner's Approval and Planning Board Approval
- Note added regarding a 20' buffer along the northern property line shall remain uncleared and in its natural state

Board vote: Post-Aye, Furman-Aye, Tiano-Aye, Kiniry-Aye. Motion carried.

OLD BUSINESS

1. Celco Partnership d/b/a Verizon Wireless, Site Plan/SUP (Cell Tower), 417 Washington Avenue Ext. Presented by Scott Olsen, Young/Somer LLC. The public hearing was closed at the August 19, 2025 monthly meeting. The applicant had supplied the Planning Board with an updated site plan that was reviewed by the Planner and Planning Board. The Planner sent a draft resolution to the Board and the applicant for review. Olsen-only concern is regarding the motion censored lighting, requesting change that out for a lighting on a timer. This way when the light is turned on it will go off within a certain amount of time. Instead of the motion censored that can be activated by animals and mother nature. Beltrani-will update to reflect that change. During the Planning Board's review it was determined that sein alternate designs would make the tower more visible from the proposed location. The Town Board has entered into a lease agreement with the applicant following

consideration of the project under the Monroe Balancing of Public Interest Test. In its resolution dated November 6, 2024, the Town Board found that the public interest will be served in improving emergency services communications, and that the project is therefore exempt from §250-10 (Table of use regulations) and Commercial Telecommunication Facilities sections 245-11.P (4) (a) (6), through 11 P (4) (c) (3) (b), 11.P(6), 11P(7) (c-e); and 11P(9) (a) (1-3). Making the facility permitted in the Recreational Business zoning district. The Planning Board has reviewed to the extent they were permitted to. Not aware of a flood light and would like to have some clarification. Olsen-it will be a 24W LED/1,900 lumen bulb pointed downward, located on the “H” frame of the structure. It will be pointed into the compound, not on the tower. Furman-will the tower have a “blue light” on top? Olsen-the FAA only requires a light to be installed on towers over 200’ in height or located close to an airport, for approach and departure purposes. This tower is only 80’ so one is not required. Beltrani-spoke with the UCPB referral agent and this does not need to be referred to the UCPB as the tower height is below 100’.

A motion was made by Furman, seconded by Kiniry, to approve a negative declaration under SEQR. Board vote: Post-Aye, Furman-Aye, Tiano-Aye, Kiniry-Aye. Motion carried. A motion was made by Furman, Seconded by Tiano, to approve the site plan and adopt the resolution with the change of a motion sensor light to a timed light. Board vote: Post-Aye, Furman-Aye, Tiano-Aye, Kiniry-Aye. Motion carried.

2. Major Subdivision (8-Lot), Damian Repucci/The Homes at Witt’s Pond, 224 Blue Mountain Road.

Presented by Darrin Elsom, Kaaterskill Associates. Working with the NYSDEC regarding crossing of wetlands to access the land in the back of the parcel. Met with the Centerville Fire Department and they have requested that turn outs be added. A 20’ easement area to be added. Stormwater Maintenance Agreement is being provided for each lot, each owner will be responsible for complying. That and the SWPPP have been provided to the Town Engineer for review. There is HOA language added. Beltrani-may be helpful to have a call with the MS4 Administrator, the Town Engineer, Planning Board Attorney and myself to understand the proposed stormwater management better. Elsom-can do that. There will be a complete stormwater design on each lot with specific guidelines to be met instead of having to update the entire SWPPP every time a parcel owner wants to change the disturbance on that particular parcel. Will modify the language to include allowable usages. Part III of the EAF will be completed shortly and submitted to the Planning Board for review. A constraint map has been provided which demonstrates why a cluster development is not feasible. There are not enough viable areas for septic that way. Post-the site walk demonstrated to those present that it was not feasible.

Beltrani-this needs to be referred to UCPB. The applicant may want to include the turn-offs on the subdivision map that is sent to UCPB. A public hearing can be set.

A motion was made by Tiano, seconded by Kiniry, to set the public hearing for the October 21, 2025 monthly meeting. Board vote: Post-Aye, Furman-Aye, Tiano-Aye, Kiniry-Aye. Motion carried. A motion was made by Schiller, seconded by Kiniry, to refer this application to the Ulster County Planning Board (UCPB) for review. Board vote: Post-Aye, Furman-Aye, Tiano-Aye, Kiniry-Aye. Motion carried.

3. Site Plan, 595 Glasco Turnpike/Md Hossain, 595 Glasco Turnpike. Presented by Kristina Dousharm and Zak Hall, Kristina Dousharm Architecture. Kristina and Zak met with a couple of members of the Planning Board and the Town Planner on-site to get a better understanding. Received good feedback regarding parking, movement of the parking areas, dumpster location and landscaping. The landscaping conversation included updated plantings being added and reuse of existing planters. Hall-no issue with adding the note about truck deliveries as indicated in the Planner’s memo. Well and septic locations will be marked, will do a dye test for location of sewer as a condition, if possible. Beltrani-as per a conversation with the Town Engineer the well/septic decommissioning will require following UCDO standards for decommissioning. The Town Engineer would like to see interconnections sites for the public water/sewer. Call out landscaping on the Kings Highway side to make aesthetic improvements. Furman-ensure that any landscaping improvements on the Kings Highway side are kept out of the ROW and are low plantings for sight distance purposes. Post-the northeast corner of the site there is existing landscaping, just tidy that up. Furman-there is an existing fence on the south side which

provides a buffer from that adjoining neighbor. Dousharm-plan to use that fence and the proposed defined parking spaces as a buffer. Beltrani-identify planting areas to be planted out on the site plan. Post-landscaping needs to be cleaned up and maintained.

A motion was made by Tiano, seconded by Kiniry, to refer to the UCPB. The applicant was referred last month but the cut-off date for submission was not met. Board vote: Post-Aye, Furman-Aye, Tiano-Aye, Kiniry-Aye. Motion carried.

4. Site Plan Amendment, 87 Overlook Estates/Daval Group, LLC, 87 Overlook Estates. Presented by Jeff Hogan, Praetorius & Conrad, P.C. A motion was made by Schiller, seconded by Furman, to approve a Negative Declaration under SEQR and re-approve the site plan. Board vote: Post-Aye, Furman-Aye, Tiano-Aye, Kiniry-Aye. Motion carried.

PRE-HEARING CONFERENCE

1. Lot Line Revision, Thomas Snow & Robert Gippert, 217 & 227 Hommelville Road. Presented by Caegen Burnett, Boundary & Benchmark Land Surveyors. The applicant is requesting a lot line revision to convey 0.179 acres from the parcel owned by Robert Gippert to the parcel owned by Thomas Snow. The transfer will create a buffer between the existing driveway of Snow and the adjoining lot line to the Gippert parcel, lessening the existing non-conformity. Beltrani-the transfer of land meets all zoning requirements of §215-13 of the subdivision regulations.

A motion was made by Tiano, seconded by Schiller, to waive sketch plan approval, waive a public hearing and approve the lot line revision as proposed. Board vote: Post-Aye, Furman-Aye, Tiano-Aye, Kiniry-Aye. Motion carried.

2. Lot Line Revision, Robert Bach & Zakkir Hossain, 118 & 1238 Churchland Lane. Presented by Jeff Hogan, Praetorius & Conrad, P.C. The applicant is proposing to convey 1.4 acres from the parcel owned by Hossain to the parcel owned by Bach. Reducing the Hossain parcel from 9 acres to 7.6 acres and increasing the Bach parcel from 2 acres to 3.4 acres. Beltrani-the transfer meets all zoning requirements of §215-13 of the subdivision regulations but exceeds the minimum lot acreage required within the zoning so a supermajority vote will be required.

A motion was made by Schiller, seconded by Kiniry, to waive sketch plan approval, waive a public hearing and approve the lot line reviewed as proposed. Board vote: Post-Aye, Furman-Aye, Tiano-Aye, Kiniry-Aye. Motion carried by supermajority.

3. Lot Line Revision, Chestnut Hill Holding Group LLC & Mullineaux Trust, Route 212. Presented by Rich Rothe, owner Chestnut Hill Holding Group LLC. The applicant is proposing an even exchange of 2.105 acres between the parcels to create more privacy and allow for a ROW between lands owned in common by Rothe. Beltrani-the transfer meets all zoning requirements of §215-13 of the subdivision regulations but exceeds the minimum lot acreage required within the zoning so a supermajority vote will be required.

A motion was made by Kiniry, seconded by Schiller, to waive sketch plan approval, waive a public hearing and approve the lot line revisions as proposed. Board vote: Post-Aye, Furman-Aye, Tiano-Aye, Kiniry-Aye. Motion carried by supermajority.

4. Site Plan Amendment, Middle Way School, 268 & 266 West Saugerties Road. Presented by Jeff Hogan, Praetorius & Conrad, P.C. Also present representing Middle Way School: Grace Ann Louis (Head of School), Amanda Graham (Senior Director of Operations), David Boylan (Buildings and Grounds Manager). The applicant was before the Board in 2023 and received approval for a site plan amendment at the time which included additional classroom space in a two story multi purpose building and a geodesic dome with a vestibule

and bathrooms for gatherings. Due to cost the Site Plan Amendment was never built out. An overflow parking plan was approved at that time as well but never used. The applicant is currently in contract to purchase the adjacent property located at 266 West Saugerties Road and consists of 2.7 acres. There is currently a single family residence (SFR) and metal garage which will be repurposed for the school's needs. The overflow parking would be reconfigured into this parcel and permanent parking would be added, 26 spaces. Will be widening the access road to 226 to allow for the additional parking spaces. A turn around will be added to the end of the access drive. The existing SFR into 2 classrooms allowing the children to spread out and have separate spaces. The existing metal structure will be physical education and events. Shielded wall sconces will be installed on the exterior on each side of the building. A yurt is being proposed where the geodesic dome was proposed in the past. The path to that will meet the 150' maximum length requirement for emergency access. Post-will the applicant be removing the lot line in between the two parcels? Hogan-yes. Not a lot of construction is proposed. The staff parking will be moved along the drive to 266. Overflow parking expansion shown with 75 extra parking spaces. No parking will be on Kate Yeager Road. Leave a 16' wide lane for overflow parking and emergency access.

Beltrani-an event narrative should be submitted with how many cars on site on a regular basis and during events. Are there buses? Louis-yes. Boylan-moving the staff parking to the front area to free up the existing parking area. Schiller-you have 78 students this year, what is the maximum number of students? How does that work for events? Louis-we have a maximum enrollment of 120-130 students and currently we do events in two groups to make sure we have adequate space to accommodate attendees and parking. With the new space we can have the events all together at once. Boylan-spaces on campus are currently multi-use and looking to eliminate the additional buildings to allow each function to have its own space. Lighting and landscaping will be very minimal, no additional clearing is proposed.

Beltrani-the public hearing can be set for next month and this can be referred to the UCPB, as required. A motion was made by Kiniry, seconded by Schiller, to refer to the Ulster County Planning Board for review. Board vote: Post-Aye, Furman-Aye, Tiano-Aye, Kiniry-Aye. Motion carried. A motion was made by Schiller, seconded by Tiano, to set the public hearing for the October 21, 2025 monthly meeting. Board vote: Post-Aye, Furman-Aye, Tiano-Aye, Kiniry-Aye. Motion carried.

Tiano-will there be electric charging spots? Beltrani-not required for this use, just for commercial and multi-family but will look into this more. Post-plans should be shown for the yurt that is proposed. Also, how will the current garage be used for physical education? Hogan-the yurt is a kwanzaa hut, the current "garage" is on a concrete slab with metal cover. Boylan-currently do physical education activities outside and can move them into the building for coverage. Spoke with the Building Inspector, Sean Weaver, and will have to meet ADA and fire safety regulations. Working with the building department on this. Furman-will there be bathrooms in the physical education structure? Hogan-there is plenty of septic capacity to add if necessary.

ADDITIONAL ITEMS

None

ADJOURNMENT

Since there was no further business to discuss, a motion was made by Kiniry, seconded by Schiller, to adjourn the meeting. Board vote: Post-Aye, Furman-Aye, Tiano-Aye, Kiniry-Aye. Motion carried. The meeting was closed at 9:20 pm.

Respectfully Submitted by,

Becky Bertorelli
Planning Board Secretary