



PLANNING BOARD MINUTES August 20, 2024

C. Howard Post, Chair, opened the meeting at 7:30 p.m. Pledge

Present: C. Howard Post (Chair), Carole Furman (Vice Chair), Mike Tiano, Bob Hlavaty, Kevin Brady, Al Riozzi and Gina Kiniry.

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

The draft minutes of the July 16, 2024 Planning Board meeting were reviewed. A motion was made by Furman, seconded by Hlavaty, to approve as written. Board vote: Post-Aye, Furman-Abstained, Tiano-abstain, Hlavaty-Aye, Brady-Aye, Riozzi-Aye, Kiniry-Aye. Motion carried.

PUBLIC HEARINGS

1. Minor Subdivision (2-lot), Douglas & Susan Myer, 18 Warren Myer Road. Presented by Dan McCarthy, Praetorius & Conrad, P.C. The applicant is proposing a two lot subdivision. One proposed parcel will include an existing large scale solar facility. The facility has a surrounding fence, as required by the Zoning Law. The proposed lot line will require an area variance. The second proposed parcel will include the existing house, pond, barn, sheds and a movable container. The negative declaration was approved on February 20, 2024.

The public hearing was adjourned at the March 19, 2024 Planning Board meeting with a referral to the Zoning Board of Appeals for an area variance on the solar array fence. The area variance was approved by the Zoning Board of Appeals on June 3, 2024. The applicant is back before the Planning Board and the public hearing was re-opened at 7:31 pm by Post. No one from the public was present. No further questions from the board. A motion was made by Furman, seconded by Tiano, to close the public hearing. Board vote: Post-Aye, Furman-Aye, Tiano-Aye, Hlavaty-Aye, Brady-Aye, Riozzi-Aye, Kiniry-Aye. Motion carried. The public hearing was closed at 7:35 pm.

A motion was made by Hlavaty, seconded by Riozzi, to approve the minor subdivision. Board vote: Post-Aye, Furman-Aye, Tiano-Aye, Hlavaty-Aye, Brady-Aye, Riozzi-Aye, Kiniry-Aye. Motion carried.

OLD BUSINESS

1. Site Plan, Max Estate 2024 LLC, 18 Montague Lane. Presented by Matt Synoradzki, project manager Hankler Management. The applicant is looking to build a single family home in the Waterfront Overlay and requires site plan approval from the Planning Board. Stach-the limits of disturbance have been demonstrated on the updated map submitted for the meeting, a no clear cutting note has been added to the site plan as well. The location is not really visible from the Hudson River. All other comments have been satisfied. This is a Type II Action under SEQR. The Board did refer to Ulster County Planning Board but response from UCPB was that it was not a required referral.

A motion was made by Hlavaty, seconded by Brady, to approve the site plan. Board vote: Post-Aye, Furman-Aye, Tiano-Aye, Hlavaty_Aye, Brady-Aye, Riozzi-Aye, Kiniry-Aye. Motion carried.

PRE-HEARING CONFERENCE

1. Minor Subdivision (2-Lot), Cindy Lam, 1601 Glasco Turnpike. Presented by Stefan Marikovics, Agent. The applicant is proposing a two lot subdivision on a vacant parcel. One lot will be approximately 10.439 acres and the other lot to be approximately 6 acres. Stach-there are three different areas of disturbance demonstrated and the total area of disturbance needs to be reflected on the Part 1 EAF. Wetland delineations to be submitted to the Army Corps of Engineers for determination if building of the road will require a permit from them. Submission to SHPO is required. Markovics-do we send to SHPO? Stach-yes, there was an archeological hit. The application should be sent to the Town Engineer for review, if the area of disturbance is over 1 acre the application will require a SWPPP. A "Notice of Intent" is required for the Planning Board to declare Lead Agency. Markovics-wetlands were mapped. Topography with 20' intervals. Will submit to SHPO via CRIS. Will update the SEQR to reflect the total area of disturbance.

Post-all in agreement to distribute NOI. No further action can be taken by the board at this time.

2. Site Plan, Houndstooth, LLC/Moffley, 1122 Main Street. Presented by the owner George Moffley. The applicant is proposing a kitchen addition on an existing house located within the Waterfront Overlay and requires site plan approval. The house was built in 1890 and roughly 1,000 square feet per floor. Looking to install a 350' square foot kitchen addition. The house is situated on a bluff about 30' above the Hudson River. No exterior lighting is proposed, except for safety lighting which will be downward facing. The proposed foundation will be half concrete, there is a stone shelf. Stach-meets all requirements. If this was not located in the Waterfront Overlay it would be just a matter of building permits. No referral to UCPB is required.

A motion was made by Kiniry, seconded by Riozzi, to approve the site plan for the kitchen addition. Board vote: Post-AYe, Furman-Aye, Tiano-Aye, Hlavaty-Aye, Brady-Aye, Riozzi-Aye, Kiniry-Aye. Motion carried.

3. Site Plan, Cobblestone Creek Commons/RSS, 3190 Route 9W. Presented by Pat Mitchell, Passero Associates, and Christine Nealon, Rehabilitation Support Services, Inc. The applicant has purchased the parcel located at 3190 Route 9W and is proposing to build a 50 unit mixed use affordable housing complex. The applicant will be changing the name for the application from Cobblestone Creek Commons to Stone Creek Commons. The parcel is located in teh General Business district with a Gateway Overlay. There is a section in the rear of the 3.7 acre parcel that is located in the High Density Residential district. Working on the comment memo to answer all recommendations/concerns made by the Town Planner. Water Management is proposed on site. Will contact the water/sewer department regarding water and sewer hook up. There is a concrete headwall within the State ROW along Route 9W. Would need to be removed in order to add a sidewalk. A waiver for parking spaces based on the use will be requested. A parking study and trip generator letter was provided. The applicant has to work on providing the 20% landscaping island requirement. Furman-will the site have access to public transportation? Bus access Mitchell-yes, proposing a bus shelter. Stach-there is office space proposed, will the professionals that occupy those offices have visitors coming in that are not residents to receive clinical services? Mitchell-no, the services provided will be for those residing or the professionals will go to other sites to offer services. The meeting area is only for professionals within the company. This office part of this facility is being moved from an existing office space within Saugerties. Tiano-will the apartments be offered to local residents first? Traffic? Impact on fire district and ambulance services? Nealon-yes. The proposed 50 units with some residents not being able to drive, due to health restrictions will not create a significant amount of traffic. Nealon-individuals have a number of different needs and there is a significant need in this area for housing. Some of the units are for hearing and/or visual impairment. Mitchell-the trip counter is based on multi-family not specific to this type of residential site. Nealon-mitigating with 24-hour staff on-site which will reduce fire and police calls. Stach-this use is different from the type of residential living with age restrictions as with the Villa Residences. Tiano-the professional market study shows Glasco as having an "AA" rating for development. Nealon-this study includes national and local data sources for housing in this income range. Kiniry-this is for local individuals, no additional residents to the area, just moving them into one area with 24-hours services.

Nealon-the apartments allow a higher level of support for those individuals moving forward. Mitchell-the proposed layouts will be one-bedroom and studio apartments. Brady-water/sewer capacity. Mitchell-proposing a pump station to the existing system but needing to speak to the water/sewer department, sent a packet already. Stach-this will have to go to the Town Engineer as soon as possible for an initial review.

No further action can be taken at this time.

ADDITIONAL ITEMS

None

ADJOURNMENT

Since there was no further business to discuss, a motion was made by Hlavaty, seconded by Riozzi, to adjourn the meeting. Board vote: Post-Aye, Furman-Aye, Tiano-Aye, Hlavaty-Aye, Brady-Aye, Riozzi-Aye, Kiniry-Aye. Motion carried.

The meeting was closed at 8:24 pm.

Respectfully Submitted by,

Becky Bertorelli
Planning Board Secretary