

# TOWN OF SAUGERTIES

## PLANNING BOARD

Saugerties, New York 12477

### PLANNING BOARD MINUTES AUGUST 17, 2004

Four public hearings were scheduled for this meeting and the public was invited to come forward to examine maps and ask questions. William Creen opened the meeting at 7:40p.m.. Present were William Creen, William Brandt, John Rinaldo, James Bruno, Howard Post, Carole Furman. Absent was George Collins. Stuart Mesinger, of Chazen Engineering, Town Consultant, was present.

A motion by Post, seconded by Furman to accept the Minutes of July 2004 with corrections. All in favor, none opposed, carried.

#### **PUBLIC HEARINGS:**

1. Major-Norm Risdal-Dutchtown Road-opened public hearing at 7:45p.m.-Maps presented by Norm Risdal-subdividing parcel half on one side of road and half on the other side. Has 15 acres, 1 acre and 11 acres. A total of 5 lots. Has curb cut. No comments. A motion by Post, seconded by Rinaldo to close hearing at 7:50p.m.. All in favor, none opposed, carried. A motion by Brandt, seconded by Post for Neg Dec. All in favor, none opposed, carried. A motion by Brandt, seconded by Rinaldo to grant Preliminary Plat approval, waive submission of Final Plat and grant Final approval. All in favor, none opposed, carried. Received receipt cards, Seqr. and signed maps.

2. Major and Site Plan-Aidaghan Properties, Inc. / Mark Colligan-Rt. 32-opened public hearing at 8:00p.m.-Maps presented by Richard Praetorius- 3 lots and a coffee shop in Winkopp House and two other building lots for business. Will extend water and sewer from Village. **Comments as follows:** Marty Randall-Will all the buildings keep the historical appearance. Praetorius-explained-yes. Bill Tremper-speaker for Barry Benepe, Historical Society-they have given preliminary approval, needs 10ft. of grass by road and plantings. A motion by Post, seconded by Rinaldo to close hearing at 8:05p.m. All in favor, none opposed, carried. Wants a Neg Dec and Preliminary approval to submit plans and reports to Village Engineer and Health Dept. for water and sewer. A motion by Post, seconded by Furman for a Neg Dec. All in favor, none opposed, carried. A motion by Brandt, seconded by Post to grant Preliminary Plat approval. All in favor, none opposed, carried. Will have Chazen prepare Parts 2 and 3. Received receipt cards.

Creen recused himself

3. Minor-William & Roxann Creen-Band Camp Road-opened public hearing at 8:10p.m-Maps presented by Richard Praetorius-subdividing 3 acres off of 16 acres and has existing access. No comments. A motion by Post, seconded by Furman to close hearing at 8:15p.m. All in favor, none opposed, carried. A motion by Post, seconded by Bruno for a Neg Dec. All in favor, none opposed, carried. A motion by Brandt, seconded by Rinaldo to grant Preliminary Plat approval, waive submission of Final Plat and grant Conditional Final approval pending owner's signature and reproducible mylar. All in favor, none opposed, carried. Rec'd receipt cards. Creen returned to table.

4. Minor & lot line revision-William Peetoom-River Road / Main Street-opened public hearing at 8:20p.m.-Maps presented by Tom Conrad. 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 Brandt for a Neg Dec. All

in favor, none opposed, carried. A motion by Brandt, seconded by Rinaldo to grant Preliminary Plat approval, waive submission of Final Plat and grant Conditional Final approval pending owner's signature, reproducible mylar and fees paid. All in favor, none opposed, carried.

#### OLD BUSINESS:

Bruno recused himself

1. Lot line revision-Timbest-Glasco-Maps presented by Praetorius & Conrad-Has letter for Bond-Has Conditional Final pending Bond. Cemetery belonged to farm-these are revised maps. A motion by Brandt, seconded by Post to grant Final Plat for Phases 9 & 10 including lot line amendment. All in favor, none opposed, carried.

Bruno returned to table

2. Major - Glasco Turnpike Operating LLC/ Joseph Scharf / Glasco Ponds - Glasco Turnpike-Maps presented by Richard Praetorius and Michael Morrelli-Has grading plan, 6 storm water ponds. Ponds will be wet. Applicant maintains ponds but in the future Town will be setting up Districts to have maintenance plans. Has road profiles. Phase 2 has been submitted. A motion by Brandt, seconded by Bruno to schedule a public hearing for September 21, 2004. All in favor, none opposed, carried.

3. Site Plan- Ward Backhaus- Rt. 212-Maps presented by Richard Rothe- collision car body shop-new facility and larger operation. Neighbor concerned with fence to keep out noise. Added a stockade fence and showed on map location of house. Neighbor also said that that side of Rt. 212 is all residential and all the neighbors are elderly and do not want the shop there. Planning Board said that Backhaus has met all the conditions and is zoned for this. A motion by Post, seconded by Rinaldo for a Neg Dec. All in favor, none opposed, carried. A motion by Brandt, seconded by Rinaldo to grant Conditional site plan approval pending Health Dept. approval of septic and owner's signatures. All in favor, none opposed, carried.

5. Major- South Peak - Rt. 212- Maps presented by Richard Rothe-this is an update-77 acres subdivided into 41 single family lots. Town road and private roads of 3 Phases. Needs road maintenance agreement. Smallest lot is one acre but mostly 1.5 or 2 acres. Has road grading and in process of getting access and wetland delineation. Creen would like driveways to be looped instead of Dead Ends, would be better if Town takes over. Leave a 50ft. wide to join roads.

#### PRE-HEARING CONFERENCE:

1. Major-Raymond Rothe-Goat Hill Rd.-Maps presented by Raymond Rothe-5 acre lots-on each side of road. Needs curb cut for the lots. A motion by Brandt, seconded by Post to grant sketch plan approval and schedule a public hearing for September 21, 2004. All in favor, none opposed, carried.

2. Minor-Thomas Foley, Jr. And Nancy Foley-John Carle Rd-Maps presented by Michael Vetere-one acre each. In process of receiving curb cut. Would like Health Dept. approvals waived until all settled as all lots in this area have in-ground systems- application is into Health Dept. now. A motion by Brandt, seconded by Bruno for sketch approval and to schedule a public hearing for September 21, 2004. All in favor, none opposed, carried.

3. Lot line revision-Richard Barger - Rt. 212-Maps presented by Richard Barger-Has ZBA variance. A motion by Brandt, seconded by Post to waive public hearing per Section 323. All in favor, none opposed, carried. A motion by Post, seconded by Bruno for a Neg Dec. All in favor, none opposed, carried. A motion by Brandt, seconded by Furman to grant Preliminary Plat approval, waive submission of Final plat and grant Conditional Final approval pending owner's signature. All in favor, none opposed, carried.

4. Major-Jasmine Jordaan-W. Saugerties - Woodstock Rd.-Maps presented by Richard Rothe-4 lots- Lot 4 would own the road. Needs a maintenance agreement. Delineate metes and bounds. A motion by Brandt, seconded by Furman to grant sketch approval and schedule a public hearing for September 21, 2004. All in favor, none opposed, carried.

5. Minor & lot line revision-Maurice Hinchey-Echo Hill Rd.-Maps presented by Tom Conrad-9.4 acres- Parcel A attach to other lands and subdivide Lot 1 (3 acres) and Lot 2 (5 acres)- property lines will run along ravine. Health Dept. approval is in process. Access off of Echo Hill. A motion by Post, seconded by Furman for sketch plan approval and schedule a public hearing for September 21, 2004. All in favor, none opposed, carried.

6. Minor-Jacqueline O'Leary-Morse Rd-Maps presented by Tom Conrad- right-of-way to access before now has 13 acres to subdivide into Parcel 1 and Parcel 2 so they can finance their building lot. Will show 20ft. Right-of-way for driveway because the beginning access is 20ft. So continue with same width. A motion by Furman, seconded by Post to grant sketch approval and schedule a public hearing for September 21, 2004. All in favor, none opposed, carried.

7. Major-James Thorsen-Fred Short Rd.-Maps presented by Tom Conrad-access for Lot 7 is John Joy Rd and is 9 acres. All other lots access off Fred Short Rd. Smallest is 2+ and largest is 5+. Has application in for Health Dept. approval. Has topo. A motion by Brandt, seconded by Post to grant sketch approval and schedule a public hearing for September 21, 2004. All in favor, none opposed, carried.

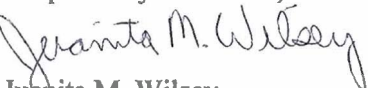
8. Major-Ferdinand A. Flick-G. Sickles Rd.- Maps presented by Tom Conrad-111 acres subdivide into 3 parcels-Has 2 mobile homes as summer houses and would like to subdivide into Lot 1 and Lot 2 and remainder Lot 3. Use George Sickles Rd. as a subdivision line so survey just 2 lots.

#### MISCELLANEOUS:

1. Bill Brandt - submitted his brother's property in Blue Mt. Park to determine if this was part of the 1960 subdivision. Has 4 lots all listed as separate lots. Need Wells and septic. Planning Bd. would not need to review unless he decided to unsplit. Will write a letter to Robert Brandt to inform him that the Planning Bd. agrees that lots are separate building lots, Lot 3, Lot 4, Lot 5 and Lot 5A of Block 7 and that they are a part of the 1960 Blue Mt. Park subdivision.

Since there was no further business to discuss, a motion by Furman seconded by Rinaldo to adjourn the meeting at 10:30p.m.

Respectfully submitted,



Juanita M. Wilsey,  
Recording Secretary