



## PLANNING BOARD MINUTES

June 18, 2019

Howard Post, Chairman, opened the meeting at 7:30 p.m.

Pledge of Allegiance.

Present: Howard Post, William Creen, Kenneth Goldberg, Carole Furman, Len Bouren, Daniel Ellsworth and Mike Tiano

Also Present: Dan Shuster (Town Planner) and Paul Andreassen (Liaison)

Absent: Robert Hlavaty (alternate)

Review of May 21, 2019 draft minutes. A motion was made by Furman, seconded by Goldberg, to accept the minutes as written. Tiano abstained: All in favor, none opposed, carried.

### **PUBLIC HEARING(S):**

**1. Major 3-Lot Subdivision, Jeffrey Zahn & Tana Bigelow, 841-847 Blue Mountain Road.** Zahn & Bigelow presented. The public hearing began at 7:33 pm. A copy of the road maintenance agreement that was filed with the Ulster County Clerk's office was submitted, filed on June 10, 2019. The applicant would like to subdivide two 4-acre parcels and keep the remaining acreage on their parcel, creating 3 parcels in total. Post- is anyone present for the public hearing, any questions? No one present and no questions were asked. A motion was made by Furman, seconded by Tiano, to close the public hearing. All in favor, none opposed, carried. Public hearing was closed at 7:35 pm. A notation was added to the map for Lots 1 & 2, "Not a buildable area & not to be further subdivided".

A motion was made by Goldberg, seconded by Furman, to approve the subdivision. All in favor, none opposed, carried.

**2. Minor 2-Lot Subdivision, Scott Fellows, Off Burnett Road.** Dan McCarthy of Praetorius & Conrad, P.C. presented. Post recused himself at this time. The public hearing began at 7:37 pm. The applicant is proposing a 2-lot minor subdivision of his property off Burnett Road. Creen-anyone present for the public hearing or have any questions? None. A motion was made by Goldberg, seconded by Tiano, to close the public hearing at 7:39 pm. All in favor, none opposed, carried.

Shuster-this will take the existing parcel and split it in half. The access road is the only issue, but it is the Board's understanding that there is no intent to develop further and if it is in the future the road would have to be brought up to Town's private road standards. New maps were presented with the note of Shuster's recommendation "No Building permit or site plan approval for any use of this lot shall be issued without prior approval and development of a private road designed in accord with the standards set forth in the Town of Saugerties subdivision regulation and execution of a road maintenance agreement approved by the Town attorney. Authorization of use of the right-of-way through this property to any adjacent shall be subject to the same requirement" on both Parcel 1 and Parcel 2. This satisfies the Board's concerns. Ellsworth-concerned that this puts a burden on future owners that they will be responsible to update the road if a neighbor decides

to subdivide their property, how is that fair. Shuster-future owners will purchase the property being aware of this condition and be prepared for it if it should happen. It will be a covenant on the lot with purchase.

A motion was made by Goldberg, seconded by Furman, to approve the minor subdivision as presented on the updated map distributed at the meeting. All in favor, none opposed, carried.

### **OLD BUSINESS:**

Post rejoined the Board at this time.

**1. Site Plan, A. Montano Company, Inc., Route 32N.** Presented by Jeff Hogan, Praetorius & Conrad, P.C. Updated visuals were submitted for review prior to the meeting regarding the landscaping and display of machinery on both the NYS Thruway side and the Route 32N entrance to the property. Discussion followed regarding the possible addition of plantings on the entrance. Hogan-concerned there is not a lot of space between the monument sign and the DOT ROW to place additional plantings, and the applicant would not like to interfere with the visibility of the equipment on display. There will be upward facing lighting on the monument sign. Furman-how wide is the shoulder of Route 32 in front of this section? Hogan-approximately 6' to 8' wide. Post-a mail vehicle has enough room to pull off the road completely when delivering to the mailbox. Goldberg-how tall is the fence on the NYS Thruway side? Hogan-4' high with three rails. A motion was made by Ellsworth, seconded by Bouren to accept the landscape renderings as submitted along the NYS Thruway and on the Route 32N entrance. Hogan-comment to remove #2 in the resolution regarding an additional submission of landscaping since this one was accepted, removal of "Special Use Permit" on the resolution and the Negative Declaration, since a SUP is not required. A motion was made by Goldberg, seconded by Bouren, to approve the modifications as requested. All in favor, none opposed, carried.

A motion was made by Goldberg, seconded by Creen, to accept the negative declaration as written with the removal of "Special Use Permit". All in favor, none opposed, carried. A motion was made by Goldberg, seconded by Creen, to accept the resolution for Site Plan approval as written with the removal of "Special Use Permit" and condition #2. All in favor, none opposed, carried.

### **PRE-HEARING CONFERENCE:**

**1. Site Plan Amendment, Saugerties Self Storage, Inc./Derek Winnie, 2307 Route 9W.** The owner, Derek Winnie, presented. The applicant would like to amend his previously approved site plan. The original site that was approved in 2016 had additions to the existing three storage buildings on the property. Due to the drainage system which runs along the existing buildings and to the neighboring Quick Check property Winnie would like to change the location of the additional storage units to two separate building that will run almost perpendicular to the existing buildings and Route 9W. Goldberg-asked Mr. Winnie, since he said in 2016 he would plant 11 Fat Alberts along Route 9W but never did, if he would agree to do the plantings before erecting the new buildings. Winnie- would not want to do it that way but would do it all together when installing the new buildings. Goldberg-If this is approved it may be a condition to plant the landscaping prior to constructing the buildings to ensure that the proper screening is installed, as previously approved. Shuster-Will need more space between buildings then what is demonstrated in the amended site plan submitted. Winnie-there will be 20' around all buildings to ensure proper access and snow removal. Shuster-will need a new site plan to demonstrate to scale drawings and location of the buildings with landscaping. Will need more screening with this amended site plan since the building will run along 9W and the whole side can be seen from the road. Route 9W is a County Road and therefore the application will have to be referred to the Ulster County Planning Board. Ellsworth-when creating the updated site plan it is necessary to delineate the drainage that runs through the parcel.

A motion was made by Creen, seconded by Furman, to refer to the Ulster County Planning Board. Furman, Creen, Bouren, Tiano and Ellsworth approved, Goldberg abstained, carried.

**2. 5-Lot Major Subdivision, MDIM Subdivision/Ralf Mayer, 71 Goat Hill Road.** Presented by Chris DiChiaro, P.C. The applicant proposes to take an existing 40-acre parcel, with an existing residence, and create four additional lots. Access is via a private road, with no serious grades. Some preliminary soil tests have been done. Shuster-drainage/stormwater? A wetland delineation will need to be done. DiChiaro-Under 5-acres will be disturbed, drainage will not be changed, the wetlands that are present are not mapped wetlands. The road does not encroach on the wetlands and there is an existing culvert that will remain. Wetland delineation will be completed. Ellsworth-the road will have to be brought up to the approved road specifications as approved by the Town Board, requiring a 16' driving surface. Shuster-the standards have recently been revised. DiChiaro-will check into the revised standards and ensure the requirements are met. Shuster-suggest that it is referred to the Fire Department and the Highway Department to see if they have concerns regarding the roadway. Additional topography. DiChiaro-Will have updated topography when the surveyor visits the site. A motion was made by Furman, seconded by Creen, to refer to the proper Fire District Department and the Highway Department for review. All in favor, none opposed, carried. A motion was made by Furman, seconded by Creen, to approve the sketch plan. All in favor, none opposed, carried.

**3. 2-Lot Minor Subdivision, Salvatore Cataldi, 100 Stoll Road.** Presented by Tom Conrad, Praetorius and Conrad, P.C. The applicant proposes to subdivide the parcel into two lots, access being via a woods road off Stoll Road. There is existing access to the parcel north via a 25' right of way along an existing woods road, which runs along the proposed new boundaries of the two lots to be created. In 2002 the lots being proposed had been combined and the applicant would like to reverse that action. Shuster-the 25' ROW may create a problem in the future if the owner of the parcel to the north would like to further develop/subdivide, the road will have to be brought up to the standards set forth and approved by the Town Board. The Board must take that into consideration when making a decision. Conrad-why should it be this applicant's responsibility to create a wider ROW for an action that may never take place? Ellsworth-the Board in trying to create the correct procedure regarding ROW for further development to ensure there are no issues for either party when future development/subdivision occurs. Current standards require a 50' ROW, which would have to be met to subdivide. Is there access to that parcel to the north via another area/road? If so then this is not a necessary discussion. Conrad-will investigate additional access. Post-the Planning Board must follow the Town Standards regarding roads, as they are approved. Is there an approved curb cut on the proposed Parcel 2? Conrad-current access is via the woods road off Stoll Road. Shuster-the road issues must be resolved and access to the parcel north must be addressed before a public hearing can be scheduled. Conrad-would like to schedule the public hearing and present findings before it begins.

A motion was made by Goldberg, seconded by Furman, to declare an Unlisted action under SEQR. All in favor, none opposed, carried. A motion was made by Goldberg, seconded by Tiano, to approve a Negative Declaration. All in favor, none opposed, carried. A motion was made by Goldberg, seconded by Tiano, to schedule the public hearing for July 16, 2019. All in favor, none opposed, carried.

**4. Site Plan, Ceres Technologies, Inc., 1133-1135 Kings Highway.** Larry Meeker, representative of Ceres Technologies, presented. The applicant would like to move their machine shop location from Rhinebeck into Saugerties, into the "Yellow Building" on Kings Highway. It would be the perfect location for their fabrication shop. There will be no changes to the building's exterior or site, except for painting it a medium grey with a darker grey trim. Ellsworth-use of solvents? Meeker-the shop will not use solvents. The shop will use argon and water-based lubricants and they will all be disposed of properly. The whole building will be used. Bouren-Outside storage? How many workers? Meeker-the only outside storage that will be used is in the existing fenced in area. There are 38 workers from Ulster and Dutchess County. Shuster-will be following the previously approved site plan that was never finalized, correct? Meeker-yes, keeping landscaping plan as previously approved, tied into municipal sewer/water, tied into gas and has spoken with Spectrum to update the current internet to high speed along that stretch of Kings Highway, from Ceres current location to the

proposed location at 1133-1135 Kings Highway. This will be beneficial for all that live in that area. Shuster-the use of the building is different from the original approved plan, but it is a permitted use under zoning regulations. Was previously sent to the UCPB and their recommendations were addressed before approval was given originally so there is not a necessity to do it again since the site plan itself has not changed. A motion was made by Ellsworth, seconded by Creen, to re-affirm the negative declaration and approval of the site plan as submitted originally but with the change of use.

***Update-Upon further review it is noted that the previously approved site plan was declared a TYPE II action under SEQR and therefore did not require a negative declaration. The current application will concur.***

**5. Lot Line Revision, Brendan Amodio, 59 & 99 West Camp Road.** Presented by the owner, Brendan Amodio. The applicant proposes to transfer 5.2 acres from an a 10 +/- acre lot, adding it to the current 6-acres, creating an 11.2-acre lot. This will leave approximately 5.5 acres, over the minimum zoning requirements. A 25' ROW has been preserved for access to West Camp Road.

A motion was made by Goldberg, seconded by Furman, to declare a Type II action under SEQR. All in favor, none opposed, carried. A motion was made by Goldberg, seconded by Furman, to approve the lot line revision as proposed. All in favor, none opposed, carried.

**ADDITIONAL ITEMS FOR DISCUSSION:**

1. Tom Conrad of Praetorius & Conrad, P.C. has requested an extension for a lot line revision application, Fred Costello (S.B.L. #29.9-1-10/11/27) that was approved in June 2018. A previous extension has expired. A motion was made by Furman, seconded by Bouren, to approve a 90-extension for the approved lot line revision. All in favor, none opposed, carried.

2. Received a Lead Agency request from the Town of Ulster for the "Twin Creeks Subdivision" that is currently in front of their Planning Board. Shuster-this parcel is located on the opposed side of the Esopus Creek. A motion was made by Goldberg, seconded by Bouren, to decline Lead Agency and approve the Town of Ulster as Lead Agency. All in favor, none opposed, carried.

3. Tiano-Were we ever contacted regarding the application for site plan approval of the event venue on Old Stage Road, known as "Fortune Valley". Shuster- we were not. Post-Valid question. Becky will contact the Planning Board Secretary of the Town of Ulster to why this was never done.

**ADJOURNMENT:**

Since there was no further business to discuss, a motion by Tiano, seconded by Bouren, to adjourn the meeting at 9:00 pm. All in favor, none opposed, carried.

Respectfully Submitted by,  
Becky Bertorelli  
Planning Board Secretary