



PLANNING BOARD MINUTES April 16, 2024

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

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

Also Present: Max Stach (Town Planner, NPV)

Absent: Bob Hlavaty

The draft minutes of the March 19, 2024 Planning Board meeting were reviewed. A motion was made by Tiano, seconded by Furman, to approve as written. Board vote: Post-Aye, Furman-Aye, Tiano-Aye, Brady-Aye, Riozzi-Aye, Kiniry-Aye. Motion carried.

PUBLIC HEARINGS

1. Site Plan Amendment (Additional Storage Building), Aden Marion, LLC, k104.7

534 Glasco Turnpike. The public hearing has been postponed while awaiting referral review from Ulster county Planning Board.

OLD BUSINESS

NONE

PRE-HEARING CONFERENCE

1. Lot Line Revision, Thomas Krzywonos/Jeremy & Cora DiCesare, 82 Band Camp Road & Pine Brook Xing. Presented by Jeff Hogan for Khattar Elmassalemah, Praetorius & Conrad, P.C. The applicant is looking to adjust lot lines between two parcels that are owned by Krzywonos (one 10.6 acres and the other 35 acres) and one parcel owned by DiCesare (1.7 acres). The applicant is proposing to convey a little over 11 acres of land to the 10.6 acre and a little less than 1 acre of land to the 1.7 acre parcel from the 35 acre parcel.

Stach-authorizations will need to be obtained from anyone that is on the deed for any parcel involved, this can be a condition of approval. If there is an agent of the Krzywonos Trust proof needs to be provided. The street line needs to be shown, 25' from centerline or an irrevocable offer of dedication to the Town be given.

Hogan-designated street line is more desirable for the applicant. Stach-there are wetlands and land is located within the 100-year floodplain. No impact to that is proposed. There is access over the floodplain, is this existing? DiCesare-yes. Stach-the Planning Board should send an inquiry to the Ulster County Planning Board to ensure that this does not need to be referred to them because the condition is pre-existing with no changes proposed. Located within 500' of the Agricultural District. The transfer of land will require a supermajority vote from the Planning Board.

A motion was made by Riozzi, seconded by Brady, to waive public hearing, waive sketch plan approval and approve the lot line revision with the conditions that authorizations obtained from all listed on deed for all parcels involved and final plat to include designated street line. Board vote: Post-Aye, Furman-Aye, Tiano-Aye, Brady-Aye, Riozzi-Aye, Kiniry-Aye. Motion carried.

2. Lot Line Revision, George & Lorraine Collins, 200 & 198 Blue Mountain Road. Presented by Jeff Hogan, Praetorius & Conrad, P.C. The applicant is proposing to adjust 3 parcel boundaries. Lot 1 consists of 1.3 acres of developed land, Lot 2 is a flag lot consisting of 5.4 acres and Lot 3 consists of 6.7 acres of partially developed land. A private rural road with a “T” at the end for emergency vehicle turnaround will provide access to Lot 2 & 3 and will be developed to those standards. Furman-move the right-of-way (ROW) to Parcel 3 will require a road maintenance agreement (RMA).

Stach-County mapping shows presence of Federal wetlands. Hogan-the proposed disturbance is beyond those wetlands, there is a change in elevation. There is a utility pole located on the road and then the utilities are underground within conduit with a transformer box with a 10’ easement. Stach-it is up to the Board if they will require wetlands being delineated and added to the map. The wetland area has been previously disturbed with the installation of the underground utilities but this is a pre-existing condition. Collins-avoiding the wetlands with any future development. The road stays dry because of the elevation difference. Hogan-both house sites stay dry. Stach-the Board will have to approve by supermajority and ensure that better access is provided without disturbing the wetlands.

A motion was made by Brady, seconded by Riozzi, to waive sketch plan approval, waive a public hearing and approve the lot line revision with the conditions that the private rural road be labeled with “Alternative Hammerhead” not “T”, RMA provided to the Planning Board Attorney for review and approval, comment from the Highway Department regarding the private rural road. Board vote: Post-Aye, Furman-Aye, Tiano-Aye, Brady-Aye, Riozzi-Aye, Kiniry-Aye. Motion carried.

ADDITIONAL ITEMS

The Planning Board has been advised by the Supervisor’s office that they can take their time with comments regarding the proposed Lodging and Events zoning amendment.

ADJOURNMENT

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

The meeting was closed at 7:59 pm.

Respectfully Submitted by,

Becky Bertorelli
Planning Board Secretary