

PLANNING BOARD
MINUTES FOR MAY 19, 2009

One (1) public hearing was scheduled for this meeting and the public was invited to come forward to examine map and ask questions. William Creen, Chairman, opened the meeting at 7:30p.m. Present were Tom Francello, Carole Furman, James Bruno, Dan Weeks, William Creen and Howard Post. Absent: Ken Goldberg.
Alternate: Bill Hayes, present. Jeremy Kane, Town Planner was present.

A motion by Post, seconded by Francello to accept April 2009 Minutes. All in favor, none opposed, carried.

PUBLIC HEARINGS:

1. Minor-Estate of John Joy-Wilhelm Rd.-Maps presented by Tom Conrad-Opened public hearing at 7:31p.m. Has 14 acres subdividing into Lot 1 with 5 acres and Lot 2 with 8 acres. Using existing drive for 25ft. ROW to Lot 1. Comments:
Nigel Redman-will the ROW to Lot 1 continue through to next property to open for traffic. Conrad-no. Anastasia Redman-Wilhelm is part paved, has a Road Maintenance Agreement and would like them to join the Agreement. Conrad-can be a condition, will put a NOTE on the map that when Lot 1 is developed they have to become a member of the Agreement. Redmans-when will the Town finish paving and maintaining the road. Creen-Owners have to develop the road to Town specs, if the Town approves then the Town will adopt and maintain the road. The owners need to go through Town Highway Department and Town Engineer for Specs. Creen-if there are 10 or more Lots, the landowners would have to bring to Town specs. A motion by Weeks, seconded by Furman to declare as an Unlisted Action. All in favor, none opposed, carried. A motion by Post, seconded by Furman to close hearing at 7:43p.m. All in favor, none opposed carried. Discussed Lot 1 to be reserved for a single building lot - no further subdividing. A motion by Weeks, seconded by Furman to grant a Neg Dec. All in favor, none opposed, carried. A motion by Post, seconded by Francello to grant Preliminary Plat approval, waive submission of Final Plan and grant Conditional Final approval pending additional NOTES on map for Road Maintenance Agreement, Health Dept. approval and no further subdivision for Lot 1 and owner signature on map. All in favor, none opposed, carried. Received receipt cards and Seqr.

OLD BUSINESS:

1. Lot line revision-George Berger / Randy Angiel-Angiel Lane Ext.- no representation.

2. Site Plan-Mark Gottenberg-Rt. 32N-No new submissions. Will leave this matter up to the Building Inspector to handle.

3. Site Plan-SBA Towers, II, LLC-Rt. 212-Maps presented by Chris Fisher and Ed Frawley. At the March meeting the use was discussed, then received ZBA approval and now here for final to site plan. Frawley reviewed the visual report, discussed that vegetation will screen tower and will have less than a 5% view. Completed balloon test. Discussed cellular coverage-Thruway, Veteran, Woodstock, Quarryville, parts of Blue Mt. and W. Saugerties, a map is in the file. Verizon will be first carrier. First carrier will be on top of tower and work down as other carriers join. The fire company will use the very top and they need the 150ft. height for fire coverage. Fisher-the lower the pole the area of coverage shrinks. The extra 15ft. will be a whip antenna about 2 to 3 inches thick for the fire company. Creen-we are used to seeing tower there, better to have less towers with more services on one tower. There will be enough ground space for service equipment. All will be fenced and landscaped. Received long EAF form. Send to Ulster C. Pl. Bd. for review. The Town Engineer should review structural engineering reports when project is complete. Discussed having a public hearing since ZBA had one and only three people attended. The ZBA reviews in depth and has approved. A motion by Weeks, seconded by Furman to schedule another public hearing. Vote: 2 in favor, 4 opposed. There will be no public hearing scheduled. Ed Frawley will attend next meeting, not necessary for Fisher to attend. A motion by Creen, seconded by Post to declare as an Unlisted Action. All in favor, none opposed, carried. **Sent to Ul. Co. Pl. Bd. on May 21, 2009.**

PRE-HEARING CONFERENCE:

1. Major-Leading Edge Developers, LLC-Kings Highway -Maps presented by Ed Cooper. Parcel A is 2 acres and Parcel B is 11 acres for Army Corps of Engineers for training facility. Parcel A will be left as is. Parcel C will be combined with Leading Edge and new building. They will relocate the one story garage to Parcel C. Wetlands are on Parcel B. Buildings and wetlands on Parcel B will not be reviewed by the Town as it is a Federal project but did forward a site plan for the Town for comments. Kane-discussed the 3 issues from his review. There will be no ROW off Kings Highway for Parcel A due to being denied by Co. Highway Dept. for sight distance. A motion by Post, seconded by Bruno to grant sketch approval and to schedule a public hearing for June 16, 2009. All in favor, none opposed, carried.

2. Lot line revision-David and Joan Mauro, LLC-Destiny Drive-Maps presented by Michael Vetere. Purchasing piece from Glasco Fire Company. Not a Separate Building Lot. Increasing size of Mauro lot by .373 acres. A motion by Post, seconded by Bruno to waive public hearing per Section 323. All in favor, none opposed, carried. A motion by Furman, seconded by Weeks to declare as a Type II Action. All in favor, none opposed, carried. Needs Fire Company signatures. A motion by Post, seconded by Bruno to grant Preliminary Plat approval, waive submission of Final Plat and grant Conditional Final approval pending signature of owners. All in favor, none opposed, carried.

3. John Stowell / John Rinaldo – Lot line revision- Withdrawn

4. Minor-Louise Mirando – Augustine Road – Cancelled

MISCELLANEOUS:

1. Received ZBA May Minutes on June 4, 2009.
2. Creen presented signed Agreement between Ul. Co. Pl. Bd. and Town Pl. Bd.

Since there was no further business to discuss, a motion by Post, seconded by Bruno to adjourn the meeting at 8:50p.m.

Respectfully submitted:

Juanita M. Wilsey,
Recording Secretary