

PLANNING BOARD
MINUTES FOR NOVEMBER 21, 2006

Four public hearings were scheduled for this meeting and the public was invited to come forward to examine maps and ask questions. William Creen, Chairman, opened the meeting at 7:20p.m. Present were James Bruno, William Creen, Tom Francello, Carole Furman, Howard Post, George Collins and William Hayes. Tom Oldenburg-Consultant and Nancy Campbell, Town Board were present.

A motion by Post, seconded by Hayes to accept October 2006 Minutes. All in favor, none opposed, carried.

PUBLIC HEARINGS:

1. Minor subdivision and Site Plan-Quick Chek-Rt. 9W and 32-Opened public hearing at 7:23p.m.-Maps presented by Jennifer Porter, Attorney and Jeff Martell, Engineer and Bob Vallario-presented a DVD on grocery store and gas station. Quick Chek is company owned since the 1960's from NJ. An 8,000sq. ft. building with a bakery, deli, fruits, vegetables and groceries and will employ 35 to 50 mostly local employees. Large parking spaces for 47. Will control deliveries. Martell-Subdividing 5 acres off of Derrick Winnie's Saugerties Self-storage property. Conform with setbacks. The site plan consists of the grocery store and an 8 island gas station with regular gas and low flow diesel gas. There will be two entrances one off Rt. 32 for store and one off Rt. 9W for gas. Discussed DOT as they want a 3 lane drive off 9W and a left turn ingress. DOT agrees with Rt. 32 access.

Stormwater management-3 retention basins. DOT & B&L do not want infiltration system. Discussed 3 detention basins lined and thru a DOT oversized pipe up Rt. 9W N to existing DOT pipe. DEC will comply with this plan. Landscaping-will have evergreen and shrub buffers on all sides. On Rt. 9W will be 75ft. back and on Rt. 32 130ft. with more evergreens for headlight screening. Will comply with Gateway. The loading and fuel delivery is outside of the gas stations islands to not interrupt service.

Comments: Joe Roberti-Will they be using any fill and what determines number of ponds. Engineer-aware of groundwater, will use 3 to 4ft. of fill to have retention areas and there is no number the Engineer decides how to manage water.

Roberti-concerned with water seeping in the ground while in retention ponds and going to pipe. Engineer-ponds will be lined and there will be considerable less water going into the ground after this.

Tom Macarille-will drainage go North to Bishops Gate to river. Engineer-will go right, cross Rt. 9W up N to corner of 9W and 32 in an 18in. pipe to small ditch under road to pipes on private lands and meet there. Macarille-Planning Board should get letter from

DOT and a traffic study also concerned with traffic. Three times a day the traffic is backed up especially with Birches, Twin Maples and Commons. Should have a 3rd lane. Traffic Engineer-DOT agreed by Twin Maples have a left lane, they are planning 3rd lane turning there. This is for 2 types of trips: 1. going to pick up something and back home. 2. Regular traffic stopping for gas, etc. on way passed.

Macarille-there are 6 gas stations already along that strip along with food marts and you cannot get gas and other cars cannot pass to park for store.

Traffic Engineer-spaces will be 37ft. between, designed wider.

Macarille- turn lanes do not work. Traffic Engineer-designed to take turning vehicles off road and will be 6 cars long. DOT has not approved yet could change.

Macarille-lighting. Engineer-explained all down ward and meets Ordinance and open 24 hours. Macarille-consider closing at 10:00p.m. Engineer-all the stores are open 24 hours, important for them to stay open. Joe Gallenta-that is negotiable; the one on Albany Ave. is not open 24 hours. Pat Kelly-just because this is allowed does not mean we have to allow it; we are responsible to enforce Gateway and Special Use.

Jennifer Porter-Attorney-here for special use for gas will work with Town. This company started as food stores and added gas later; the store will have meats, vegetables, fruits, etc. that will be available 24 hours. Kelly-would you consider operating just as a grocery store. Applicant- no. Engineer explained company colors and design and showed what stores look like and how they modified it to Gateway with brick and shingles and angles roof for building and canopy.

Nancy Campbell-am ok with landscaping but we do not need another gas station-make store bigger with no gas station. Vallario-on 3 acres of land, it is capable to handle, in general people like to bundle shop. They think all can help with hiring local employees. They are considerate neighbors, good to community and will landscape well.

Phyllis Lawson-feel it is need but not so many gas pumps. Engineer-equation of each pumps usage for no waiting line for cars to pump their gas.

Gil Hales-what attracted you when so many gas stations there now.

Vallario-not just a gas station or not a food mart-they are more and can enhance the area. They use own brand of gas. Hales-we have a traffic and road study called SAMA and this will add more trucks. Traffic Engineer-will have one tracker trailer truck per day and one box truck a day and those trucks would most likely be passing by anyway on there way to their other delivery stops. Hales- we have a grant to support better planning and does not feel this will fit in to community livability.

Ray Mayday-DOT is planning just North a round about at point.

Sally Colclough-is this same zoning. Creen-this piece is same zoning, GB, on other side of roads is residential. Theresa Barry-they will pay for entire cost of drainage pipes and how will you pay at the pumps. Engineer-yes will pay entire cost of pipes. Pumps are self-service with credit card at pumps and cash (pay first inside then pump). Looking into cash at pump that you get change inside store. Gale Lawson-not all traffic turn into store-cars South can turn without going to traffic light.

Barry Benepe-concerned with Gateway, bike trails, pedestrian patterns, buffer around. Big improvement from first maps. Should have 2 10ft. wide entrances, need more shade trees and curbs should line up with road not setback this enables sidewalks or bike trails for future planning. Would also like to see regular home size windows not the big ones

that can be loaded with advertisements and signs. Have sign control, low and back. Also would like space for an interior stub road to go from development to development. Joe Arter-what about signs, the Commons does not have entrance off Rt. 32 and this will lower our property value. Engineer-on buildings and at entrance-monument style like 6.5 x 8. Creen-this is in GB. Colclough-for business projection what is the amount of business you expect. Creen-cannot go there-that is corporate business. Coleclough-Rt. 32 is a speed strip now just adding. Engineer-safe guards entrance for cross traffic. Split up entrances-there are a few 50 degree turns with Stops and if a problem later can look into it again. Sue Bolitzer-(could hardly hear her) something about getting low in order and now not following- we should be in charge of colors, etc. Tim Mauro-put in shrubs and leave in both entrances-try and follow the suggestions of DOT. Roberti-fix drainage with all costs to you and treat the ponds. Planning Bd. makes decision so do the right thing. Engineer-will follow DOT and fix, the ponds have to drain in 3 days. Susan Weeks-read from Zoning-has to be compatible with Historical Saugerties. A motion by Post, seconded by Hayes to close hearing at 9:15p.m. All in favor, none opposed, carried. Last month voted to have Saugerties Planning Board be Lead Agency-have to wait the 30 days so next month will declare who is Lead Agency. Received receipt cards.

2. Site Plan-Crowne Management Group, LLC-Rt. 32-Opened public hearing at 9:20p.m. Maps presented by Richard Praetorius. Has 12 acres by Cafaldo Park-40 townhouse units to 10 buildings and 1 single-family lot. Public sewer and water. Storm drainage on site to retention pond, to stream, to Hudson River. DOT has agreed to commercial access. Traffic study is fine. Road will be to Town Specs. Comments: Tom Resso-Wants berms so he does not see it because he does not want to look at a development and is road by his property by barns. Rich Praetorius-a berms is not the answer-the barn is coming down- going between house and garage. Paul Carlino-when he bought his property Crowne promised they would not build by that land which is by his swimming pool, he will have people looking out their bedroom windows right into his pool. Sewer access and spring are in that area and cannot touch due to wetlands act. Has no problem with development but no townhouses. Praetorius-has drainage there to retention ponds. Frank Secreto-does not want them using the road on the side of his house. Praetorius-has no right to use the 20ft. strip. Barry Benepe-two parcels next to it -one dedicate to Town as Stormwater management district and one to Town for roads. Praetorius-Town would have to look at it. Benepe-Discussed SAMA, bike route, 20ft. road, landscaping and have nice building not just see garage doors as you drive by. A motion by Post, seconded by Furman to close hearing at 9:50p.m. All in favor, none opposed, carried. Have to wait the 30 days before the Lead Agency is declared. Received receipt cards.

3. Minor-Valerie Naccarato & John Poll-Delaware St.-Opened public hearing at 10:00p.m.-Maps presented by Desmond Duetch. In process of receiving Town Highway approval. No comments. A motion by Post, seconded by Furman to close hearing at 10:05p.m. All in favor, none opposed, carried. A motion by Post, seconded by Collins for a Neg Dec. All in favor, none opposed, carried. A motion by Collins, seconded by Post 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 2 signed maps.

4. Minor-Thomas & Valerie Sperl-Mary Ann Avenue-Opened public hearing at 10:05. Maps presented by Jeff Hogan. Lot 35 of prior Sperl (Glacier Park) subdivision. Has existing house and over 3 years. Comments: Joe Darmouth, Erosion Specialist-concerned with Plattekill Creek and the bridge just put in and how the road changed flow of the streams along it. Also concerned with buffer setbacks and that Army Corps should be involved and get a letter referencing impact. Hogan-Sperls received permit for bridge and that they know about the changed stream flows and will put in culverts for them along the road. Collins-any more building of homes. Hogan-yes, one more for himself. Creen-the prior Seqr. specifies that he can build one or two more and that is it. Needs access verification in a letter from Hogan. Can approve this subdivision but then has to return to Planning Board for the other one. A motion by Post, seconded by Collins to close hearing at 10:15p.m. All in favor, none opposed, carried. A motion by Post, seconded by Collins for a Neg Dec. All in favor, none opposed, carried. A motion by Furman, seconded by Hayes to grant Preliminary Plat approval, waive submission of Final approval and grant Conditional Final approval pending Resolution letter, return to Planning Board for Lot 35 site plan review and Received receipt cards and Seqr.

OLD BUSINESS:

Francello – recused.

1. Site Plan-Win One for Jesus/Duane & Tammara Taylor-Rt. 32-Glasco-Maps presented by Duane and Tammara Taylor –Discussed landscape with trees and fence with neighbors. Received for files letter of update. Start one year special use permit when they receive permission from State approval for the Home. A motion by Creen, seconded by Hayes to grant Preliminary Plat approval, waive submission of Final Plat and grant Conditional Final approval pending payment of fees, revised maps with the agreement letter attached. Need 5 copies. Will prepare invoice per the fees owed. Francello returned.

2. Site Plan-R.E.A.D. Electric-Rt 32 & Harry Wells Rd.-Maps presented by Tom Conrad-Revised maps. Screen along ledge and access. Check on fees for metal building and paving. A motion by Hayes, seconded by Collins to grant Preliminary plat approval, waive submission of Final plat and grant Final approval with payment of any due and owing fees. All in favor, none opposed, carried. Received 2 signed maps.

3. Site Plan-Tim Morgan-Rt. 32-Opened public hearing. Maps presented by Jeff Hogan, of P&C-used car sales, truck cap retail, carports and a metal storage building. Also including adjacent property for a gravel parking lot for trucks. Discussed landscaping with trees and a low fence along People’s Road and Rt. 32 then screen and pull shale back on piece next to pizza place. White metal building with green roof and shutters on side windows with 2 cupolas. Town engineer said it looks fine. Pine trees exist on other property and move new trees up more. A motion by Collins, seconded by Hayes to send to County Pl. Bd. All in favor, none opposed, carried. Hogan will forward.

4. Lot line revision-RRV Acquisitions / John Addrizzo-John Carle Rd.-Maps presented by Tom Conrad- revised map. Had Conditional Final approval from December 2005. Revised ROW. Received 2 signed maps.

5. Major and Lot line revision-Doris & Nicholas Esposito-Malden Turnpike-Maps presented by Tom Conrad- a 3 lot major. Lot line revision on Lot 1 to give house a bigger backyard then Lot 2 and remaining 21 acres. A Town road. A motion by Post, seconded by Furman to grant sketch approval and schedule a public hearing for December 19, 2006. All in favor, none opposed, carried.

6. Minor-Thomas Lynch-Churchland Rd.-Maps presented by Jeff Hogan-20 acres –Prior wanted 5 lots now only 2 lots. One common entrance. Has applied for septic approval. A motion by Post, seconded by Collins to grant sketch approval and schedule a public hearing for December 19, 2006. All in favor, none opposed, carried.

7. Site Plan-Highland Cliffs / Robert Sherman-Skyline Drive-Maps presented by Jeff Hogan-50 town house units. Extend Town Road to cul-de-sac then private roads throughout the site. Property goes to creek. A motion by Collin, seconded by Hayes to have Planning Board Lead Agency. All in favor, none opposed, carried. A motion by Creen, seconded by Hayes to schedule a public hearing for December 19, 2006. All in favor, none opposed, carried.

PRE-HEARING CONFERENCE:

1. Lot line revision-Richard Cohen & Jane Ancona-Phillips Rd.-Maps presented by Richard Cohen-has 4 contiguous lots now changing into 2 lots. A motion by Post, seconded by Collins to waive public hearing per Section 323. All in favor, none opposed, carried. A motion by Creen, seconded by Post to grant Preliminary Plat approval, waive submission of Final Plat and grant Conditional Final approval pending mylar and owner signature. All in favor, none opposed, carried.

2. Lot line revision-Robert Kodsi-Patterson Road-Maps presented by Richard Rothe-a lot line revision to extend line down and add a portion to other lot. A motion by Post, seconded by Hayes to waive public hearing per Section 323. All in favor, none opposed, carried. Will present revised maps in December 2006.

3. Minor-Dave Zurenda-Malden Turnpike-Maps presented by Richard Rothe-Parcel B and remainder of 5.5 acres-access via 50ft. ROW off a 20ft. ROW off Malden Turnpike. Test holes are being reviewed. A motion by Post, seconded by Furman to grant sketch approval and schedule a public hearing for December 19, 2006. All in favor, none opposed, carried.

4. Major-JLM Home Developers-Diamond Court-Maps presented by Richard Rothe-subdividing 17 acres into 4 lots. There are 5 residences on ROW now, which is under 1200ft. so 4 lots will be flag lots to cul-de-sac. Will improve Diamond Court to Town specs but not paved. Discussed Road Maintenance Agreement for at least the 4 new lots. Will submit improved maps for December meeting.

5. Major-Norman Heese / Dennis Lore-Rt. 9W-Maps presented by Dennis Lore-27 lots out to Lauren Tice Rd. Wetlands on other 40 acres. Discussed clustering. One acre lots because donated 40 acres to Town. Tested 35 holes. A motion by Post, seconded by Furman to grant sketch approval and schedule a public hearing for January 16, 2006. All in favor, none opposed, carried.

6. Major-George Berger-Stoll Rd.-Maps presented by Tom Conrad- 4 lots. Access from Stoll Rd. for 2 lots and access off a ROW over Lot 2 for the other 2 lots. Septic sites look fine.

7. Major-Gerald Bornschein-Mt. Airy Rd.-Maps presented by Tom Conrad-Lot 2 was subdivided within 3 years. Now sell piece next to it. Move existing house on new lot. Existing septic. Will also add a strip to existing lot. A motion by Collins, seconded by Furman to grant sketch approval and schedule a public hearing for December 19, 2006. All in favor, none opposed, carried.

MISCELLANEOUS:

1. John Rinaldo- received 2 signed maps.
2. Gerald Bornschein-received 2 signed maps.
3. John Henson-received 2 signed maps.
4. Matthew Zappala-received 2 signed maps.
5. Received October 2006 Minutes from Zoning Board on November 13, 2006.

Since there was no further business to discuss, a motion by Post, seconded by Creen to adjourn the meeting at 12:30p.m.

Respectfully submitted:

Juanita M. Wilsey,
Recording Secretary