



PLANNING BOARD MINUTES
FOR FEBRUARY 21, 2017

The Pledge of Allegiance.

No public hearings were scheduled for this meeting. Howard Post, Chairman, opened the meeting at 7:34p.m. Present were Howard Post, William Creen, Daniel Ellsworth, Paul Andreassen, Kenneth Goldberg and Carole Furman. Absent were Michael Tiano and Len Bouren. James Bruno, Liaison, was present. MaryAnne Wrolsen, CAC, was present. Dan Shuster, Consultant, was present.

A motion by Furman, seconded by Andreassen to accept the January 2017 Minutes. Goldberg abstained. Motion carried.

PUBLIC HEARINGS:

None

OLD BUSINESS:

1. Site Plan/Special Use Permit-Kaaterskill SolarLLC-Old Kings Highway. Plans presented by Dan standing in for Anne Waling. Discussed another revision- 3 blocks of panel array. Redesigned to move back from residences. Goldberg-need photo from Kings Hwy. to compare new array. Dan-in the process. Shuster-if impact on historic then get qualified professional archeologist to review. Dan-will be completed. Ellsworth-what is distance between panels and houses. Dan-probably moved 25 to 30% will provide all that information. Post-when all updates have been submitted and reviewed will ask for public comments then. A motion by Creen, seconded by Furman to declare the Town of Saugerties Planning Board as Lead Agency. All in favor, none opposed, carried.

PRE-HEARING CONFERENCE:

1. Site Plan-McDonalds Corporation-Rt. 212. Plans presented by Architect. McDonalds interior has been remodeled and in Spring will finish the exterior. In front of PIBd for addition of a second order window, ADA improvements and sidewalk access to front door. The second order point addition will serve people with less congestion. The empty concrete in the back will be paved with no bars/wheel steps. Disturbing 8,200ft. Will relocate light pole and adding grass in islands. Changing halogen lights to LED but not removing tops. Trucks will have no impact. ADA parking will be replaced with concrete. Also adding connection from Rt. 212 to front door of building. Contacted DOT because inside of ROW. Shuster-this is a site plan amendment and needs to be sent to UICoPIBd and is a Type II due to commercial and less then 4000 floor area. Goldberg-do they need the 2 windows as it never seems busy. Architect-will re-leave back up and roll back problem with having 2 speakers. Furman-is the Tourism Booth

staying. Architect-yes. A motion by Goldberg, seconded by Andreassen to declare as a Type II Action. All in favor, none opposed, carried. A motion by Andreassen, seconded by Furman to forward to the UICoPIBd for review. All in favor, none opposed, carried. Post-depending on County comments, they do not have to come back but will need to receive a motion for approval.

2. Site Plan-Trevor Keller-Emerick Road. Plans presented by Diego of Wright Architects. Construction of a 3 bedroom single house in Waterfront Overlay. House is next to railroad. Lot is within 1000ft. Of Hudson River and within 500ft. of State Park. Submitted visuals shows minimal view of River without leaves on trees. Lighting by Code and lights on terrace. Has specs that show night time glare. Andreassen-have elevations of house. Diego-yes and under 35ft. Post-no reflective glass. Keller-yes. Diego-alot of trees in front of house will remain. Shuster-exterior light under balcony not up. Diego-yes. Post-making a garden roof. Diego-not yet but has access. Andreassen-elevator. Keller-stairwell. Shuster-within waterfront overlay but house is back over 1000ft. and next to State Park so refer to UICoPIBd. A motion by Goldberg, seconded by Andreassen to declare as an Unlisted Action. All in favor, none opposed, carried. A motion by Goldberg, seconded by Andreassen for a Neg Dec. All in favor, none opposed, carried. A motion by Furman, seconded by Andreassen to forward to UICoPIBd. All in favor, none opposed, carried.

3. Site Plan-Jennifer LeRoy/OZ Farm-Malden Turnpike. Plans presented by Ciro Interrante. Oz Farm has 70 acres. Would like to have a Membership Riding Club and portion for parties and venue in a barn. Patio is 40 x 65. Bathroom and kitchen self contained and brought in when needed. Rest will be inside barn. Fenced in areas can be used for parking. Packed sand for parking for 54 cars. No other improvements. Andreassen-wetlands. Ciro-a few showed up but did not disturb any. Shuster-concerned with intensity of use – need to know number, how long parties will last and number of people attending. LeRoy-6 to 12 or a few more with 50 to 150 people attending weddings and small parties for kids, etc. Shuster-can have a Condition as to what you said and hours taking place. LeRoy-hours would be 4:30 to 10:30 but would like to get feed back from people on number as 12 would be good for farm. Creen-seasonal. LeRoy-Fall and Summer. Creen-need handicap parking. LeRoy-ok all on same level. Andreassen-septic there now. LeRoy-yes. Ciro-that will be brought in and would the number on the Condition be a solid number. Goldberg-if more can come back and add. See it in writing for times, number of people. Make very clear and then in future can change. Use access by Annarella's Restaurant. Goldberg-there is one house near. LeRoy-neighbors on both sides are here tonight. Furman-outdoor music would be something to discuss. Goldberg-going to fix road. LeRoy-we fix the road 3 times a year and trying to fix permanently. Andreassen-number of properties using. LeRoy-2. Goldberg-150 people using that road. LeRoy-paving is not an option but will have it fixed. Goldberg-already doing weddings and have a riding club in place on website shows pictures are you having parties now. LeRoy-had a friend's engagement party and those pictures were super imposed by her boyfriend. Andreassen-tent on the patio. LeRoy-has already had a tent expert looking to see what needs to be done. Has had riding lessons for about a year and a half and would like to have a club for competitions.

Andreassen-widening the entrance. Ciro-grade and add layers of gravel and stone. Andreassen-have your checked with the fire department. LeRoy-they have been there. There have been big trailers in and out with no problems. Furman-signage. LeRoy-a nice polite little sign. A motion by Goldberg-seconded by Andreassen to declare as an Unlisted Action. All in favor, none opposed, carried. A motion by Goldberg, seconded by Furman to schedule a public hearing for March 21, 2017 -a public hearing is not required but the public should be notified of this project. All in favor, none opposed, carried. Goldberg-would like to see in writing the request of this project before making a Neg Dec decision. Ellsworth-hate to limit her if neighbors do not care. Shuster-should know the impact on road, etc. in order to make a Neg Dec. Goldberg-can always increase when making final decisions. Shuster-offer what it is and see what public hearing brings up. Andreassen-will cater. LeRoy-yes have been talking with Annarella's. Goldberg-you know if over 200 need a Mass Gathering Permit. LeRoy-yes.

4. Lot Line Revision-Michael Ferraro-Glasco Turnpike. Plans presented by Thomas Conrad. Encroachment-house is on Ferraro property. Convey 20ft. strip and put house on Perpetua property and off Ferraro's. A motion by Goldberg, seconded by Furman to Declare as a Type II Action. All in favor, none opposed, carried. A motion by Goldberg, seconded by Andreassen to approve the lot line revision pending signatures and all fees paid. All in favor, none opposed, carried.

5. Lot Line Revision-Edward Krzywonos-Blue Mountain Road. Plans presented by Thomas Conrad. Neighbor convey Lot 1 to Krzywonos to build and have access to Blue Mt. Road. A motion by Goldberg, seconded by Andreassen to Declare as a Type II Action. All in favor, none opposed, carried. A motion by Goldberg, seconded by Andreassen to grant Conditional Final approval pending signatures and all fees paid. All in favor, none opposed, carried.

6. Minor-Michael Rothe-Rt. 212. Plans presented by William of P&C. This is in sensitive overlay. Wants to take out house a 1.4 acre parcel. Separated from 40 acres by a gravel road. Has well and septic not being farmed and separated by gravel road from farming piece. Exempt from SA so not have 2 acre subdivision just 1.4 acre. Want taken out of SA so can just take out just 1.4 acre with house. Separated by gravel road. Take house out of Agricultural District not being farmed and separated by gravel road. Goldberg-it is in Agricultural District. Shuster-not asking to take out but not be considered in establishing it as a SA criteria. Pl Bd make that determination. Shuster-what type of soils. William-TKB Shuster-not one listed in Coding Law. Shuster-discussion on ROW, will need to do it now as they need and access. Shuster-will need to have Code Officer review ROW as needs to be 20ft. wide, etc. William-is a flat road, no grading needed. Shuster-if level then ask Building Inspector. Ellsworth-why the 1.4 acre. William-just wants buffer between the 2 houses. Furman-Parcel 1 and Parcel 2 not connected to large parcel. Williams-correct. Discussing all what he owns out there, Mill, etc. Shuster-this is a 2 lot subdivision, no motions now. Needs to have map show access for next month meeting. Shuster-read Exemption. Goldberg-it is in Agricultural and satisfies one so it will have to be the 2 aces. Conrad- he has the right to change District. Goldberg, Andreassen and Shuster-will change his taxes, etc. and make sure

Applicant knows all consequences and that would satisfy. Shuster-if do that it will take more then a month. Will hold off on a public hearing. Conrad-he is not using it for Agriculture. Andreassen-either way need the ROW. Conrad-yes.

7. Lot Line Revision-Mark Woodard-Glasco Turnpike. Plans presented by William of P&C. Encroachment to place garage and shed on lot for Woodard. Goldberg-shed is right on new lot line. William-yes it is on a cliff and by wall. A motion by Goldberg, seconded by Furman to Declare as a Type II Action. All in favor, none opposed, carried. A motion by Goldberg, seconded by Andreassen to approve lot line revision pending all signatures and all fees are paid. All in favor, none opposed, carried.

8. Lot Line Revision-Michael Maxwell-River Road. Plans presented by Thomas Conrad. Revised plans by adding more detail based on Shuster review. Bought property to the N and adding a piece of it to his original piece and adding Parcel C triangle to his Parcel B too. Bulkhead on Parcel C and boathouse out of it on Pure lot. Made all changes based on Shuster Review. Has public water and sewer. Shuster-get boathouse and tables on map. A motion by Goldberg, seconded by Andreassen to Declare as a Type II Action. All in favor, none opposed, carried. A motion by Goldberg, seconded by Andreassen to grant Conditional Final pending signatures and all fees paid.

MISCELLANEOUS:

1. Received Zoning Board Materials.

Since there was no further business to discuss, a motion by Creen, seconded by Andreassen to adjourn the meeting at 9:10pm. All in favor, none opposed, carried.

Submitted by:

Juanita M. Wilsey,