

PLANNING BOARD
MINUTES FOR MAY 16, 2006

Eleven 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 7:38p.m. Present were James Bruno, William Creen, George Collins and Tom Francello, William Hayes, Carole Furman and Howard Post. Chris Round-Consultant and Nancy Campbell, Town Board were present.

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

PUBLIC HEARINGS:

Francello- recused

1. Special Use Permit-Win One For Jesus/Tammara Taylor-Rte. 32-Maps presented by Tammara Taylor- re-opened public hearing at 8:15p.m.-Received DOT approval letter dated May 10, 2006. Provided drainage details, lighting, landscaping and handicap ramp. Discussed placement of sign and suggested it be placed off the road on their lot or forget for now. Comments: Dave Mauro and Tom Francello-drainage concerns of standing water.

Engineer-Wet areas have been resolved now accept for back of deck - adding gravel and pipe to bring water to corner of property. Mauro-said he walked back there yesterday and still wet. Francello-there is a spring where parking area will be and gravel was put on clay, it will not drain also discussed culvert pipe that is too high, swale between Lot 1 and Lot 2. Tammara-thought that had been corrected with Town and prior owner. Creen-did not think it was. Engineer-will do topo. Needs to show that dumpster is fenced. Francello-wants 7 - 8ft. tall trees planted by electrical box and can put on front of his property. Helen Francello-has letter dated December 23, 2005 from Building Inspector's office and nothing was done about it and concerned with this Special Use Permit-it is a wonderful idea though-apartments with more traffic, garbage truck to turn around after dumping dumpster-seems it turned into a commercial use and will change the neighborhood. Engineer-not that many changes were done for a commercial use. T. Francello-talked with Highway Superintendent and said road sinks when driving over it and now trucks will be using it too. Tammara-Town Engineer approved it. Francello-because of misconceptions a lot of names that were involved with this have been taken off like Co. of Ulster, etc. Oasis will not fund some established houses how will they fund this-will turn into a Boarding House. They do not have enough information yet and cannot be approved. Received a signed petition from neighbors opposing this project and newspaper articles. There is a lot in the back that can be developed too. Received letter from William LaRose dated May 10, 2006 stating that the existing access was adequate for proposed use. Discussed sign-neighbors do not want a

sign in a residential area. Creen-it is acceptable for a sign. Neighbors say the sign makes it look commercial and also wondering if lighting would be on all the time. Lighting will be on at dusk and will shine down. Larry Goshkarian-does not want to see sign and concerned with the alarm. Tammara-alarm is not a requirement-she has one on her home and is comfortable with it. Goshkarian got upset and left meeting. Discussed transportation of women-there will be one van, will take public transportation. Tammara introduced 2 men who spoke for the project. James Magee, a counselor and Ray Carter a licensed social worker and both stated this was a good project and that the women have already gone through drug rehab and trying to prepare to return to the community. Francello-have too many in the area only ½ mile from other facility, this is for non-profit and off tax roll and there are 11 houses total in the area. Kingston does not want it and said there was an article in the paper stating they said to send it to Saugerties. Gambino-off tax roll for just 8 people. H. Francello-we are not judgmental these are just the facts. T. Francello-put it in the Village, no need for a Special Use Permit. The DOT did not know right information when approving permit and they are short on parking spaces. Creen-Pl. Bd. is not prepared to pass approval for commercial business-this is a family house and is residential-if commercial not going to be approved-could be multi-family residential. Tammara-Able House is co-ed that is why they are having problems getting funded-this is all women. Exact address is 2171 Rt. 32 – the middle parcel and said they will never be a Boarding House-has staff and their own funding. Mauro and Francello brought up if Special Use Permit approval stays with property or the owners. Creen-stays with the property and can be revoked if miss-used by new owners. Creen-IF THEY VIOLATE PERMIT – THE PERMIT GETS REVOKED. Creen-wants to see intent of receiving license, positive proof it will be approved. Have talked enough, all understand and they will know what they need to do. A motion by Post, seconded by Furman to close hearing at 9:00p.m. All in favor, none opposed, carried. Collins-show drainage plan and parking does not seem adequate, it looks too close to turn around. Francello returned.

Creen met with applicant and their Engineers on May 22, 2006 and Engineer is visiting the site and will prepare report on drainage grades, Road Maintenance Agreement, proof of funding approval intent, letter stating no drainage will run on neighbors' property, Visitor's Schedule Agreement, Landscaping on Francello border, dumpster fencing of cedar for June 2006 meeting.

Post – recused

2. Site Plan-Robert Pease-Rt. 9W-Maps presented by Robert Pease-opened public hearing at 9:08p.m.-Engineering is working on building plan for motorcycle, scooter shop and 2 apartments on second level. No comments. Went to ZBA and has approval for setback variance. He does not own property behind him where a road is going up the hill. Need sketch elevation, landscaping for Gateway. Buffer and trees. No lighting. Put on old business for June 2006 meeting. A motion by Hayes, seconded by Collins to close hearing at 9:18p.m. All in favor, none opposed, carried. Received receipt cards. Post returned.

3. Minor-Anthony Cecilia-Frontier Rd.-Maps presented by Michael Vetere-opened public hearing at 9:20p.m. - 10 acres-has 50ft. ROW and incorporating a 12ft. ROW

within it for future Town road and using as property line. Existing houses and septic. No New Building Lots. No Road Maintenance Agreement there are older homes on road. No comments. A motion by Post, seconded by Hayes to close hearing 9:22p.m. All in favor, none opposed, carried. A motion by Collins, seconded by Hayes for a Neg Dec. All in favor, none opposed, carried. A motion by Collins, seconded by Hayes 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. Major-Dennis & Laura Oppenheimer-Terra Rd.-Maps presented by Charles Hulse for Colin Houston-opened public hearing at 9:30p.m.- 8 acres -2 lots have septic and 1 lot is vacant-has Health Dept. approval-3 lot major. Has metes and bounds on ROW and has a Road Maintenance Agreement for 6 lots. No comments. Motion by Post seconded by Furman to close hearing 9:32p.m. All in favor, none opposed, carried. A motion by Post, seconded by Furman for a Neg Dec. All in favor, none opposed carried. A motion by Collins, seconded by Hayes 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.

5. Minor-Ed Tracy-Manorville Rd.-Maps presented by Rich Rothe-opened public hearing at 9:40p.m.- subdivide residential from rental buildings. No comments. Motion by Furman, seconded by Post to close hearing at 9:43. All in favor, none opposed, carried. Discussed wetlands. Motion by Collins, seconded by Post for a Neg Dec. All in favor, none opposed, carried. A motion by Collins, seconded by Hayes 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.

6. Minor-Louis Mirando-Augustine Rd.-Maps presented by Rich Rothe-opened public hearing at 9:45p.m.-This is separate from prior subdivision, not the same parcel. Subdividing 22 acres into two equal parcels-Lot 1 and Lot 2 and Lot 5B will be added to Lot 2. A 50ft. ROW to Lot 1 will be across Lot 2. Lot 2 has access off Augustine Rd. Comments: Ed Seplary-concerned with drainage for pond and down Augustine Rd. and into his property as he has overflow from pond now. They put a pipe in but it is too high and now runs over his property. Rothe-these are 8 acre parcels, nothing is changing, there will be no drainage down Road or into pond. Creen-will discuss with Building Inspector and investigate. Motion by Hayes, seconded by Post to close hearing at 10:05p.m. All in favor, none opposed, carried. Creen-wants topo or show drainage pattern. There is a seasonal stream (waterfall) onto Seplary's property. Rothe and Seplary will discuss. Test holes showed rock and gravel on Seplary's property. Not disturbing more than 10% of an acre. Cannot cross seasonal stream. Chazen would like to see topo, land clearing and road on the map. Rothe-the problem is not coming from these lots. Members will visit the site. Rec'd receipt cards.

7. Major-Michael Persico-Rt. 32-Maps presented by Rich Rote-opened hearing at 10:15p.m.-9 acres subdivided into 4 lots. Commercial building in front and 3 residential in back. DOT will review for curb cut and needs Health Dept. approval. Test holes done – back lot a trench septic, middle one in-ground and front one is existing. No

comments. Motion by Post, seconded by Bruno to close hearing at 10:20p.m. All in favor, none opposed, carried. Will show grading and be on Agenda for June 2006. Rec'd receipt cards.

8. Minor-Christopher Dickson-Old Kings Highway-Maps presented by Chris Dickson-opened public hearing at 10:30p.m. No comments. Motion by Post, seconded by Furman to close hearing at 10:33p.m. All in favor, none opposed, carried. Has Health Dept. and curb cut approvals. A motion by Post, seconded by Hayes for a Neg Dec. All in favor, none opposed, carried. A motion by Collins, seconded by Hayes to grant Final approval. All in favor, none opposed, carried. Received receipt cards, Seqr. and 2 signed maps.

9. Site Plan & Special Use Permit-Ricky Holmes / Holmestead-Old Rt. 9W-Maps presented by Ricky Holmes-Bed & Breakfast-opened public hearing at 10:35p.m. No comments. Does not need to be sent to Co. Planning Bd. Has adequate parking, etc. A motion by Post, seconded by Furman to close hearing 10:36p.m. All in favor, none opposed, carried. A motion by Post, seconded by Furman for a Neg Dec. All in favor, none opposed, carried. A motion by Post, seconded by Collins 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 signed site plan.

10. Major-Mary Mansey / KMM Homes, LLC-Rt. 32A-Maps presented by Jeff Hogan-opened public hearing at 10:40p.m. for both Mansey matters -4 lots in front of the mobile home park. This is campground now AND

11. Site Plan-Mary Mansey / KMM Homes, LLC-Rt. 32A-Mobile home park addition-has 12 units adding 13 more for a total of 25 units. Needs DEC, Health Dept. and water system extension. Density is approved. Comments: Terry O'Neal-the driveway is off of Rt. 32A and how far back and is there enough water.

Hogan-through major subdivision then around 12 mobile homes from 70 to 80ft. off back property line and loops into itself. Explained that in 1990 water was tested and determined that it would hold 25 mobile homes. It was built for 12, now back to Dept. of Health for the additional approvals. Will be drilling for 2 or 3 more Wells. A motion by Post, seconded by Furman to close hearing at 10:48p.m. All in favor, none opposed, carried. Discussion on: removing the campground loop drive and owner said it can stay no one can access it. Owner is selling lots and keeping the 23 acre piece. Has Road Maintenance Agreement including the mobile park. A motion by Post, seconded by Collins for Neg Dec for both subdivision and site plan. All in favor, none opposed, carried. Comments on subdivision- Lot 1 has septic and Planning Bd. would like the water through the campground taken out. A motion by Post, seconded by Collins to grant Preliminary Plat approval, waive submission of Final Plat and grant Conditional Final approval on the major subdivision pending Road Maintenance Agreement, Dept. of Health approvals and payment of fees. All in favor, none opposed, carried.

SITE PLAN- A motion by Creen, seconded by Post to grant Conditional Final approval of site plan pending payment of fees and Dept. of Health on water and sewer. All in favor, none opposed, carried. Received receipt cards and Seqr.

OLD BUSINESS:

1. Lot line revision-Highwoods Development Co., Inc.-Dutchtown Road-Maps presented by Jeff Hogan-Waived public hearing last month. A motion by Creen, seconded by Hayes to grant Preliminary Plat approval, waive submission of Final Plat and grant Final approval. All in favor, none opposed, carried. Received 2 signed maps.

2. Site Plan-Gas Land Petroleum, Inc.-Rt. 9W-Maps presented by Rich Praetorius-Discussed DOT letter dated May 10 on gate valves. A 65ft. wide easement to Lot 2 for all utilities also show pavement on map and curbing was moved and drainage approval. Brinnier and Larios letter-runoff will be eliminated on Kurplach property-large storm might get some but has an outlet now. The pond in back there is no outlet so will be pumped to ground-water level of 6ft. deep and maintained all times to 6ft. No fencing around pond. Need DOT permits. Has 8in. pipe for back flow prevention pipes. Road Maintenance around pond of 12ft. wide.

Co. Planning Bd. – discussed sidewalks ordinance (only one in Town is up by railroad tracks and Grand Union and never gets plowed in winter). Discussed Stephan’s Court as an overflow access. Has sidewalks throughout accesses. Landscaping-no trees in sewer easement or where snow plowing takes place in emergency access. Has applied for sign permit. Will prepare Part 2 of Seqr. and review and then will take action.

PRE-HEARING CONFERENCE:

Post - recused

1. Site Plan-William Reinhardt-George Sickles Rd.-Maps presented by Joseph Boek. Build 2 additional bedrooms on Bed & Breakfast – 20 X 20 addition. Existing B & B. Has enough parking, soils are fine and setbacks are met. Has applied to Dept. of Health. No additional lighting. A motion by Collins, seconded by Hayes to grant sketch approval and schedule a public hearing for June 20, 2006 All in favor, none opposed, carried. Post returned.

2. Major-Shawn DeLisio-W. Saugerties/Woodstock Rd.-Maps presented by Shawn DeLisio-5 lot major subdivision. A small piece is in Woodstock and has applied for Dept. of Health approvals. Lot 5 is beyond 1200ft. rule. Will reserve a 50ft. wide area along ROW for future and Lot 5 will be a flag lot off cul-de-sac. Discussed Federal wetland delineation and do topo. A motion by Post, seconded by Collins to grant sketch approval and schedule a public hearing for July 18, 2006. All in favor, none opposed, carried.

3. Site Plan-Crowne Management Group, LLC-Rt. 32-Maps presented by Jeff Hogan-13 acres by Cafaldo Park. Discussed setbacks for the 40unit Town houses with 10 buildings. Public water and sewer. Preliminary approval from DOT. Distance between buildings will be 30ft. Will do topo and more design. Discussed abutting property of S Bros. If anything was happening there and if all can work together with road to loop preventing more Dead End roads-there is only a 20ft. ROW to the abutting property now. This is moving in a positive direction.

Bruno-recused

4. Major and a Lot line revision-Timbest, Inc.-Camelot Court-Bishop's Gate-Phase 11-Maps presented by Jeff Hogen-Extending utilities along Camelot Court. Lots 159 and 164 and add Lot 143 to Bruno's property. Has Bond estimate. Plans are being reviewed by Dept. of Health. A motion by Collins, seconded by Hayes to release Lots 159 and 164 with a lot line revision of Lot 143 to Bruno's property pending Dept. of Health approval, securing Bond and Planning Board fees. All in favor, none opposed, carried.

Bruno returned.

MISCELLANEOUS:

1. Edith Donaldson-A motion by Creen, seconded by Post to update and re-sign the maps. All in favor, none opposed, carried.
2. Judith Wolf-A motion by Creen, seconded by Post to update and re-sign the maps. All in favor, none opposed, carried.
3. Frank Pipitone-received 2 signed maps.
4. Charles Rothe / Mellert-received 2 sign map.
5. Did not receive anything from ZBA for April 2006.
6. Received April 2006 ZBA materials on June 5, 2006.

Since there was no further business to discuss, a motion by Creen, seconded by Bruno to adjourn the meeting at 12:00p.m.

Respectfully submitted:

Juanita M. Wilsey,
Recording Secretary