



PLANNING BOARD MINUTES August 20, 2019

Howard Post, Chairman, opened the meeting at 7:31 p.m.
Pledge of Allegiance.

Present: Howard Post, William Creen, Carole Furman, Daniel Ellsworth, Kenneth Goldberg and Robert Hlavaty (alternate)

Also Present: Dan Shuster (Town Planner)

Absent: Mike Tiano and Len Bouren

Robert Hlavaty joined the Planning Board in Tiano's and Bouren's absence.

Review of July 16, 2019 draft minutes. A motion was made by Creen, seconded by Furman, to accept the minutes as written. All in favor, none opposed, carried. Goldberg abstained.

PUBLIC HEARING(S):

1. Minor Subdivision, Michael Carpenter, 371 Malden Turnpike. The public hearing was opened at 7:33pm. Presented by Mike Vetere III, land surveyor. The applicant would like to subdivide a 51.26+/- acre parcel into two lots, dividing off 10.26+/- acres (Lot 1) which currently contain a residence. The remaining 40.99+/- acre parcel (Lot 2) will be vacant.

Post-Anyone present for the public hearing or have comments/concerns? None. A motion was made by Creen, seconded by Furman, to close the public hearing. All in favor, none opposed, carried. The public hearing was closed at 7:34pm.

The Board had no further comments. A motion was made by Furman, seconded by Hlavaty, to approve the 3-lot minor subdivision as presented. All in favor, none opposed, carried.

2. Site Plan/SUP, Jessica Benjamin/What the Fluff, 503 Route 212. The public hearing was opened at 7:34pm. Jessica Benjamin, owner, presented. The applicant would like to offer dog grooming services out of her detached garage. She would like to use one half of the garage. There will be no changes to the structure of the building, just removing the garage door and installing a sliding door, 2 windows and then an entry door on the side of the garage. Water will be installed; electric is already hooked up. There will be no more than 2 dogs being groomed at a time and it will be by appointment only. The applicant would also like to offer boarding, with no more than two dogs at a time. Will be adding 2-paved parking spots. Additional "Rose of Sharon" shrubs will be planted for screening from Route 212. Goldberg-the additional paved parking spots are for customers? Benjamin-yes, but there will be only one customer at a time.

Post-Anyone present with concerns/comments? Beverly Henshaw/479 Route 212-concern with noise when boarding dogs. Benjamin- the dogs will stay in the residence and no kennels will be installed on the exterior of the home/garage.

There were no further comments/concerns. A motion was made by Creen, seconded by Furman, to close the public hearing. All in favor, none opposed, carried. The public hearing was closed at 7:38pm.

The Board had no further comments. A motion was made by Furman, seconded by Ellsworth, to approve the site plan and special use permit for the dog grooming/boarding business as presented. All in favor, none opposed, carried.

3. Site Plan/SUP, Catskill Animal Sanctuary, Old Stage Road. Public Hearing opened on March 19, 2019 and was requested to remain open until further notice. Notice was received from Colleen Challenger Schropfer, Deputy Director, via email that they would like to formally withdraw their application, dated August 8, 2019. A motion was made by Creen, seconded by Ellsworth, to close the public hearing at this time. All in favor, none opposed, carried. Notice of withdrawal of the application has been noted.

OLD BUSINESS:

1. Site Plan/SUP, Blue Stone Solar, LLC/Geronimo Energy, Churchland Lane. - *Postponed until September 17, 2019 at the request of the applicant.*

PRE-HEARING CONFERENCE:

1. Site Plan, Brapas Land Development LLC/Bruce Brady, Route 9W. Presented by Bruce Brady, developer. The applicant would build one 3-family townhome (triplex) on vacant land located off Tiger Maple Lane. Will be fixing the existing drainage issues. The units will be sold individually and once the building is constructed the land will be subdivided to be sold with each corresponding unit. Will connect to public water/sewer. Shuster-grade/landscaping? Brady-there will be no change of elevations. Adjust drainage and catch basin. Post-will need engineering plans showing landscaping, catch basin, drainage and parking. A SEQR determination nor a public hearing set until the engineered drawings are received. Creen-need a letter from the water/sewer department with approval to connect. A motion was made by Furman, seconded by Ellsworth, to approve the sketch plan as submitted. All in favor, none opposed, carried. Ellsworth-access? Brady-main access is from the right side of Twin Maples Plaza from 9W. Post-will be put on September agenda if the requested information is submitted by submission date.

2. Minor Subdivision, Kenneth and Mary Alice Lindquist, 650/624 Schoolhouse Road. Presented by Patricia Brooks. Land Surveyor (Books & Brooks Land Surveyors, P.C.) Kenneth and Mary Alice Lindquist, applicants, would like to subdivide 50.58 parcel by creating a 2.23-acre parcel at its southwest corner, on the easterly side of Schoolhouse Road. The purpose would be to be able to construct a new swelling on the 2.23 parcel. A lot-line revision is also being requested to convey 1/10 of an acre from the adjacent 7-acre parcel, which the applicant also owns, to the created 2.23-acre parcel for access. Contacted the Town Highway Superintendent and there are no issues for the curb cut, a letter will be received.

A motion was made by Goldberg, seconded by Hlavaty, to declare this application as an Unlisted action under SEQR. All in favor, none opposed, carried. A motion was made by Goldberg, seconded by Hlavaty, to approve a negative declaration. All in favor, none opposed, carried. A motion was made by Furman, seconded by Hlavaty, set the public hearing for the September 17, 2019 Planning Board Meeting. All in favor, none opposed, carried.

3. Site Plan/SUP, Lou Kogan/Acquisitions Unlimited of the Hudson Valley, 3741 Route 32. Mr. Kogan, owner/applicant, presented. The applicant would like to use the existing building as a used merchandise shop, including an accessory coffee shop. There is an approved building permit for an accessory apartment on the second floor. The applicant had a PDF on his phone for presentation. There was a site plan distributed showing proposed parking in the Board's packets, 1 space has been created for every 200 square feet of space being utilized, of the total 1,400 square feet, creating a total of 7 parking spots. There is existing landscaping, white birch, that provides screening from Route 32. Shuster-the parcel is in the "Gateway Overlay" zoning district and the standards that have been set forth by the Town of Saugerties for that district must be met. Need more information regarding the façade of the building, entrance/egress and landscaping. Kogan-there are three access points noted on the site plan but will only be using the entrance from Route 32. Possible use the additional access drives as egress only. Will not change the façade of the building. Shuster-this must be noted on the site plan, along with what will be done with the additional access drives. The façade should be updated to create a more unified building, this will be important being in the "Gateway Overlay" district. Goldberg-need more information regarding the actual types of plantings and placement along with the

actual drawings of the façade, visuals are needed. Post-need elevation drawings for the building as well. No further action can be taken by the Board at this time until an updated site plan is received with the requested information.

4. 2-Lot Minor Subdivision, Erick Bach & Robert Bach, Kate Yaeger Road. Erick Bach, applicant, presented for the current owner of the parcel, Robert Bach. The applicant would like to subdivide the property in half. There is an existing old logging trail which would the access. There is a stream on the property. Shuster-access/road maintenance agreement? Is there a legal ROW to Goat Hill Road? The access road will have to brought up to the updated road standards for private rural roads. Will need the plans for the road update and a defined roadway. Becky will send a copy of the updated standards. Shuster will contact the town attorney to see if approval can be granted with the condition that no building can be constructed until the road is brought up to the approved private road standards.

A motion was made by Goldberg, seconded by Ellsworth, to declare this an unlisted action under SEQR. All in favor, none opposed, carried. A motion was made by Goldberg, seconded by Furman, to approve a negative declaration. All in favor, none opposed, carried. A motion was made by Furman, seconded by Goldberg, to set the public hearing for September 17, 2019. All in favor, none opposed, carried.

5. Lot Line Revision, Richard Furboter/Gregg Pomeroy, 368/370 Band Camp Road. Presented by Dan McCarthy, Praetorius & Conrad, P.C. The applicant, Gregg Pomeroy, is acting on behalf of Richard Furboter the owner of the parcels. The applicant proposes to transfer approximately .05-acres from Parcel A, 11.3-acres, to Parcel C, .42-acres. Parcel C is currently nonconforming, and the transfer will make it less nonconforming, but still nonconforming. Parcel A is currently vacant, and Parcel B contains a mobile home.

A motion was made by Goldberg, seconded by Furman, to declare a Type II action under SEQR. All in favor, none opposed, carried. A motion was made by Goldberg, seconded by Ellsworth, to approve the lot line revision as presented. All in favor, none opposed, carried.

ADDITIONAL ITEMS FOR DISCUSSION:

1. A draft letter explaining the collection of recreation fees was drawn up by Becky, the "DRAFT" was included in the Board packets for review. A motion was made by Creen, seconded by Furman, to approve this letter as written and submit to the Town Board for a motion to approve the clarification of collection of fees as described. All in favor, none opposed, carried.
2. A notice was received from the Saugerties Town Clerk regarding the Amendment for local Law No. 5 regarding Chapter 245 of the Town Code, Zoning and was discussed. A motion was made by Furman, seconded by Creen, to strongly endorse the approval of such amendment as described for collection of escrows to cover professional services required. All in favor, none opposed, carried.

ADJOURNMENT:

Since there was no further business to discuss, a motion by Furman, seconded by Creen, to adjourn the meeting at 8:20 pm. All in favor, none opposed, carried.

Respectfully Submitted by,

Becky Bertorelli
Planning Board Secretary