



PLANNING BOARD MINUTES
FOR NOVEMBER 21, 2017

The Pledge of Allegiance.

Two public hearing were scheduled for this meeting and the public was invited to come forward to review the plans and ask questions. Howard Post, Chairman, opened the meeting at 7:42p.m. Present were Howard Post, Daniel Ellsworth, Kenneth Goldberg, Len Bouren, Michael Tiano, Paul Andreassen and William Creen. Absent: Carole Furman. James Bruno, Liaison, was absent. MaryAnne Wrolsen, CAC, present. Dan Shuster, Consultant, was present.

A motion by Goldberg, seconded by Tiano to accept the October 2017 Minutes. All in favor, none opposed, carried.

PUBLIC HEARINGS:

1. Major-Richard Rothe-Rt. 212. and Pine Lane. Plans presented by Richard Rothe. Opened the public hearing at 7:50pm. Has 14 acres and wants to separate the 2 existing houses on separate lots, subdivide 2 lots on Pine Lane with remainder of 9.5 acres as a vacant parcel. There is a separate lot across Rt. 212 that is not a part of this subdivision because the road made it a separate lot. A non-classified stream runs through the remainder parcel. Comments: Robin Blier-what does a Neg Dec mean and where is the septic. Rothe explained and septic is at least 100ft. away from stream. Blier-how long will this project take and how many lots. Rothe-only subdividing 2 lots now and have no immediate plans to subdivide more. A motion by Creen, seconded by Andreassen to close hearing at 8:55pm. All in favor, none opposed, carried. A motion by Andreassen, seconded by Goldberg to approve the major subdivision. All in favor, none opposed, carried.
2. Site Plan-Agawam Hospitality Group, LLC-Rt. 32 and Liberty Street. Plans presented by Bruce Utter. Opened public hearing at 8:57pm. Gave run down on project cabins, Inn, restaurant, art studio, horses, hiking path, etc. All on 2 parcels. Using upper 40 acres. Access off Liberty Street. Farming crops for restaurant. Restaurant has 120 seats and 72 beds in multiple structures. Has a stormwater pond and a man made lake and housing for staff and 8 horses in a stable. Open all year long. Cars will stop at Main entry and unload and be transported by 4 wheelers to rooms. Has designated parking areas. Public water and sewer and a new trail to river. Comments: Lucy Stagic-there will be a lot of traffic off Liberty Street as only access. Utter-if all full 70 vehicles at peak. DOT will not allow an access off Rt. 32 – only for emergency use and will be gated. Al Carney-will it be paved and if not fire trucks are too heavy. Utter-paved 300ft.

Then gravel applicants want farm, rustic look. It will be built to spec and have met and working with fire company. If there are soft spots, they will be engineered to specs. Carney-are they going to use public water for crops. Utter-not sure but there will be 2 feeds and water throughout. Carney-and not pay for the water. Utter-they will pay for it. Tiano-Chief has already said and has filed a document with Albany stating he will respond first and if not safe for fire trucks, they will not respond. Cafaldo-will they have their own security or use Town police. Utter-is a private place and paying taxes and yes use Town police. Kevin Mauro-impact on following traffic- has a study been done for additional traffic at intersection, fire department, sewer and water. Rt. 32 entrance should be used with a traffic light there. What about source of energy-can C. Hudson handle it if natural gas. Also number of employee. All this will affect neighboring homes. Need answers. What is the source of heat. Applicant-still exploring what will be the best. Mauro-consider using Rt. 32 as main entrance with a traffic light. Traffic with the church, the school buses which should be using Bishops Gate instead of Glasco Turnpike. Ilene Porto-any street lighting and what about noise levels. Utter-not decided on street lights and the noise will be normal living like out there now, cars, farm machines, an event tent occasionally that will be screened. The special use permit will have hours of operation, screening, etc. Gary Young-question on why extending 60ft. to connect them to new road that they will have to maintain, no impact as only 6 cars are on dead zone road. Utter-there are 2 entrances now need to combine and widen for emergency vehicles and is on applicant's property. Tom Francello-why do they need a special use permit. Utter-zoning calls for lodging and restaurants to have it. Francello-during the process you can add Conditions. Post-yes. Francello-what about tar and chip road. Utter-discussing, is a private road and applicant owns the roads and will maintain them. Rose Secreto-they have not maintained it so far, they maintain it themselves. Utter-applicant does not own yet. Talk to the Town as they were maintaining. Michael Moriello, Applicant Attorney-owner is Karen Chance. Joe Fabiano-about the road that houses have used for a 100 years State saying it is secondary access and if developer loses rights then has to use Rt. 32 or no developing. Wants answered. Also outside Glasco Water District. Utter-meeting with Town, etc. and discussed and best to petition the Town to get into District. Moriello-petition is submitted but cannot be approved until Neg Dec. A discussion between Fabiano and Utter on number of gallons that will be used and infrastructure cannot hold it and Utter said not coming close to using as many gallons as the town house projects that were proposed and pulling from 2 feeds now and there was a hydraulic analysis done and increasing amount of water. Ann-part of pump station has water pumped up to them and pressure is down and fire hydrants are not ready for fire in that area and can it handle all the Farmhouse apartments and my main concern is water. Fabiano-consider 10in main down Glasco Turnpike and branch off with an 8in. Look at alternative water supply. Fabiano-what about road by ballfield 20ft away. Utter-road is in foul line. Utter-not touching the road. Ed Martino-owns road passed road and black top to his property and will be dusty. Utter-will look into it. Question about noise levels, etc. during construction. Utter-will work normal hours and noise levels at town laws and air would be a dust problem and will water down roads. Michael Luffern-what were peak hours for traffic study. Utter-Saturday morning and afternoon 12 and between 3 and 4. Luffern-lights shining in houses how driving. Utter-a gated road and there are signs but people do not adhere to signs so maybe occasionally have a light shine. Cafaldo-is there

a noise ordinance. Utter-comply with Building Dept. Shuster-the special use permit will have Conditions. Peter Rollin-can public use trails. Utter-if at restaurant yes can use. Stagic-alot of questions need to be answered. Utter-it is an ongoing process with discussion with PIBd. Moriello-all these questions will be answered. Tiano handed out concerns and discussed the same. Will be 32 cabins and yes will be using tents for weddings. Concerned that if applicant does not pave then other projects down the road will not pave, improving private road where extending there is no maintenance, fire company concerns with emergency road and Rt. 32 concerns is narrow 14ft. on extensions to properties is too close for fire trucks, traffic accidents at corners. But Rt 32 should be used so not all traffic from Liberty Street. Use natural gas contact and C. Hudson can hook up. Utter-yes know but needs approvals before C. Hudson will even consider. Softball fields will be used for tournaments and add 100 cars in the Spring. Clean up horse manure and increased traffic fire men cannot respond through traffic. Road specs wants Town Engineer to review not project engineer. Luffern-have you had any light discussions by firehouse. Utter-no. Fabiano-push State for Rt. 32 entrance and road at intersection of Glasco Turnpike and Liberty Street if cannot exist there is a road there already to use. Utter-there are 2 driveways and will look into that. Fabiano-most important water district leave property outside and charge as outside user and have them pay a fee. Utter-benefit to being in the district if need improvements they will help pay and outside users do not pay. Discussion on inside or outside users benefit. Cheryl Farrell – service and emergency trucks use Rt. 32 to back behind restaurant. Post-will keep public hearing open for next month for answers and can still mail questions in for next month's meeting.

OLD BUSINESS:

1. Site Plan and Special Use Permit-Douglas Weeks and Gregg Weeks-Patch Road. Plans presented by Bruce Utter. Amend special use permit. Has narrative of project and discussed as the sawmill was moved from approved lot to an unapproved lot. Wood delivered on average once a week and has one employee. They live on parcel and Sunday's there is some personal work being done. Chipper on Thursday and Friday only and not on weekends. Town Attorney said to amend special use permit. Shuster-now show what was there and changes. Utter-main problem was chipper. Goldberg-original approval was for a portable sawmill and most work done off site. Gregg-70% on and 30% off. Goldberg-operation from 8 to 5 Monday through Friday. Weeks-can use on Sunday for personal only, they work on weekends but for the business 8 to 5 during week. Goldberg- any 18 wheeler delivery. Weeks-no had 18 wheelers only twice. Goldberg-approved sign. Weeks-yes new sign and approved by B. Inspector. Shuster-noise concern and visibility to residence are you willing to improve. Utter-shows existing tree line and planting in thinner section. Weeks-neighbors took the trees down. Shuster-stockade fence so cannot see from Patch Road and leave some vegetation. Weeks-looks like nature now fence would not look good and no one has complained before why now. Andreassen-business has grown. Weeks-yes now about 80% on property. When neighbors cut their trees down that opened it all up. Shuster-needs public hearing and send to UICoPIBd. Post-going through process to make all legal. Shuster-all for your protection. Weeks-ok what if run as a hobby mill what are the restrictions.

Creen-cannot sell wood. Andreassen-ok know what you are saying, just go through this process. A motion by Goldberg, seconded by Creen to declare as an Unlisted Action. All in favor, none opposed, carried. A motion by Creen, seconded by Tiano to refer to the UICoPIBd and schedule a public hearing for December 19, 2017. All in favor, none opposed, carried. Goldberg-will wait for December for a Neg Dec when received UICoPIBd comments. Weeks-the only problem is with one person, his oldest son.

2. Lot Line Revision-Town of Saugerties/Glasco Fire Company. Presented by Thomas Conrad. This is the parcel that was subdivided off of Northeast Solite project. Town is taking Parcel A and adding to Glasco Fire Department parcel. The baseball fields are staying with the Town parcel. A motion by Goldberg, seconded by Creen 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. All in favor, none opposed, carried.

3. Lot Line Revision-Town of Saugerties/Genesee Street-Genesee Street. Plans presented by Thomas Conrad. Added more detail to plans. Genesee Street and York Street parcels added to adjoining neighbors and Northeast Solite traded for the other lot given to the Town. Goldberg-so this is a bunch of lot line revisions. A motion by Goldberg, seconded by Creen to declare as a Type II Action. All in favor, none opposed, carried. A motion by Goldberg, seconded by Creen to approve the lot line revisions. All in favor, none opposed, carried.

PRE-HEARING CONFERENCE:

1. Flag Lot Line Revision-Maurice Hinchey-Echo Hill Road. Plans presented by Ilene Hinchey. In 1980's bought 10 acres then bought bottom parcels and subdivided. They have 5.3 acres and 11 acres on top. Building Inspector said the road never was inspected but they thought it was. Fire Company has approved it. Now wants a lot line change to get a flag lot to upper parcel. The road was engineered by P& Conrad but not finalized and now wants to legally get a ROW to back part. Is a driveway not a private road. Highway has approved also. Needs to preserve the ROW. Shuster-the area exceeds the size for zoning so needs a vote with a plus one. B. Inspector will insure road is OK. Here because of the length. A motion by Goldberg, seconded by Tiano to declare as a Type II Action. All in favor, none opposed, carried. A motion by Goldberg, seconded by Bouren to approve the lot line revision. All in favor, none opposed, carried.

2. Site Plan-Carlton Bell-Turkey Point Drive. Plans presented by Carlton Bell. Building a house now and bringing his business in in future so would like to get a special use permit too. Here due to being in the Waterfront Overlay. Shuster-when bringing in business will need to have a site plan showing how business will operate and all particulars for a site plan which cannot be done yet. Purposing house now and plans for a garage too but can come back for that. Shuster-has plans for septic system. Needs to show what will look like from eastern shore and western shore. B&L has already reviewed that in 1992 and was approved and Bell bought because could do all of this. There is 192feet from river to neighbors houses and they sit higher by 40ft. Shuster-a cross section from B & L to document it. Bell-having neighbor problems who do not understand about building a house and how long it will take. Andreassen-building permit

is good for a year and renewable. Start to build now and be back later for Special Use and start on a garage. Plumbing and Heating and use for storage of vehicles- 5 employees. Is a private road shared by 4 people and maintenance split 4 ways as no one will pay so each maintain own section. He is in the middle. Road was put in wrong spot and is on his property and there are road problems. Neighbor would have to buy that section where road is on the property or get a variance. Shuster-zoning does allow his business by special permit but do not get involved with that now to get plans for a house. Bell-wanted to do all at once but can come back with an amended plan for where garage will be located. Shuster-would need full plans with landscaping, lighting, etc. and a public hearing. Shuster-wants a site plan approval for construction of residential building due to waterfront overlay and concerns for this site is visibility. Bell-is over 1000ft from river. Shuster-due to that just needs a cross section stating building will not be seen from other side of river. Bell-neighbors have cut all vegetation and were not supposed to. Andreassen-no public hearing if you bring all that in for the house. Need cross section, building elevations for 2 story. Prove that building will not be seen. And then go for special use permit after this. Yes. Andreassen-yes you already own the property. Applicant has owned parcel for a few years and problems are just happening with neighbors and they had their attorney send a letter to the PIBd and B. Dept. Bell-he is 1000ft. away from water and is lower than neighbors and neighbors have clear cut the vegetation which is illegal in waterfront overlay. Shuster-given all that it would be fine to provide a cross section that it cannot be seen.

3. Lot Line Revision-Francisco Villa and Elisa Villa-Dave Elliott Road. Plans presented by Charles Holtz. Submitted another plan with more detail. Shifting lot line over to include septic on lot. A motion by Goldberg, seconded by Bouren to declare as a Type II Action. All in favor, none opposed, carried. A motion by Goldberg, seconded by Bouren to approve the lot line revision. All in favor, none opposed, carried.

4. Site Plan Water Overlay-Aristotle Moshos-York Street. Plans presented by Aristotle Moshos. Building a 2 bedroom cottage in the waterfront overlay. Post-this is same lot as was here before but a smaller building. Shuster-was approved for a house and now building a smaller house. Need elevations. Goldberg-remembers on the other project there was and outcry of neighbors so will need another public hearing. A motion by Goldberg, seconded by Creen to declare as an Unlisted Action. All in favor, none opposed, carried. A motion by Goldberg, seconded by Andreassen to schedule a public hearing for December 19, 2017. All in favor, none opposed, carried.

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 10:00pm. All in favor, none opposed, carried.

Submitted by: