



PLANNING BOARD MINUTES
For February 20, 2018

The Pledge of Allegiance.

One public hearing was 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 7:35p.m. Present were Howard Post, Daniel Ellsworth, Len Bouren, Michael Tiano, Kenneth Goldberg and William Creen. Carol Furman was absent. Robert Hlavaty, Alternate, was present. Mike MacIsaac, Liaison, was present. MaryAnne Wrolsen, CAC, present. Dan Shuster, Consultant, was present.

A motion by Tiano, seconded by Ellsworth to accept the January 2018 Minutes with correction on Sophiedrew project that in case of emergency, Fire Chief will approve condition of the road before trucks respond. Goldberg abstained, motion carried.

PUBLIC HEARINGS:

1. Site Plan-Carlton Bell-Turkey Point Drive. Plans presented by Carlton Bell. Opened public hearing at 7:38pm. Build a single family house and a garage. Will submit complete plans. Almost done with topos, lighting and plans. Have all setbacks for septic, house and garage. Post-this hearing will be held over until next month as there is information that needs to be submitted. Comments: Linda Trummer-Napolitano-Based on the January 8, 2018 submissions wants a denial or address deficiencies: the wetlands and water course to her property and to Hudson River, lack of grading, not following waterfront overlay, lack of landscaping/trees improperly cut down, draining swales, structure heights, large garage over 2300sqft. and its height with lack of design details, (Post-this information has not been submitted yet and will be), eye sore with natural features of site, filled in drainage path, garage and house not next to each other and cannot access garage (garage is larger than the house). (Post-will find that out when submitted.) Concerned turn into a commercial business. Napolitano also mentioned the neighbor's Questions that were answered by Alvah Weeks on natural water flow, etc. that Alvie answered and that it should be reviewed by the Army Corp of Engineers. PIBd should review her experts reports, UICoPIBd recommendations, neighbors' concerns and prepare a Comprehensive Plan for all the neighbors' concerns. Neighbors believe it will not be for personal use but for commercial use. Should submit a full set of plans. Post-PIBd is aware of that. Bell just purchased other property for business. This is just to build a house and garage. The garage is big enough for boats, ATV, cars, RV, dirt bikes-all his interests. DEP said he cannot run a business. Naccarato-if not running his business on the road then he is satisfied. Bell-machines are there to improve the road. Suz Rose-has no issues but concerned if there will be commercial traffic. She owns road and liable for injuries but fine with residential use. Diane Maccin-neighbor and friend of

Napolitano and has lived there for ten years and wants to keep the beauty and great views. That is why there are laws there to protect low density residential zoning. He took all trees down, has boats, backhoes, etc and they pay high taxes-not right. This is an open and shut case, follow rules, there is a scenic easement, as is by the River. Make sure beauty and roads are not destroyed. Barb Naccarato-now building a house but with size of garage afraid he will turn it into a commercial building. If he builds and comes back for a special use permit for a commercial business. Suz Rose-why is garage so far from house. Bell-is a private road and follows grading it is set back for visual reasons too. It is out of sight. There are other huge garages out there. Want site plan approval for a house. You are all zone A on road, he is B and can have one. Clearing is also different for A and B zoning of scenic easement. Kevin Naccarato-will you run your business or not. Bell-no commercial use but previous owners did get approval but he will not be running business Naccarato-all summer you were running your business from there. Bell-no it was not-just fill putting out there. Mike Napolitano-pay double taxes, he has property full of junk, no permit to build and cut down trees, this is a scam. Post-all will be addressed and PIBd knows its job. Post-will continue this meeting on the 3rd Tuesday of March 2018.

George Redder, Town Attorney-submit more information within 2 weeks for review.

Will leave the public hearing open until March, 20, 2018.

OLD BUSINESS:

1. Site Plan-J Mullen/Leading Edge-Kings Highway. Plans presented by Edward Cooper. Construction of a 9000sqft addition to shop for equipment storage/parking spaces. The back of building will be gravel. Has existing storage/shop connected to existing office building. Store vehicles on North side of property. Three additional lights but one of the lights will be moved to the side. Submitted light cut sheets. Shuster- what about the vehicles and material stored on other lot, is it temporary, on left side. Cooper-some trailers, fill material and screen plant is temporary. Shuster-why not increase the lot to include other lot and if permanent show on site plan. Cooper-are two different parcels. One is the Ready To Go parcel with the fill material and this is other lot. The screen plant is mobile and is taken to jobs. Shuster-State as a Condition that vehicles and fill material on Parcel 2 are not a part of approval. Cooper-the goal is to sell the Ready To Go parcel. Goldberg-UICoPIBd said application was incomplete, was this ever taken care of. Post-yes. A motion by Goldberg, seconded by Ellsworth to approve the site plan with the Condition that this approval does not grant approval for any use of Parcel 2 for storage of vehicles or materials. All in favor, none opposed, carried.

2. Lot Line Revision-David Giangano-Serenity Drive. Plans presented by Dan McCarthy. This was approved a few months ago but not filed. Now needs more room for septic by 45ft. That is only change from the prior approval. A motion by Ellsworth, seconded by Bouren to re-approve the subdivision with the slight modification. All in favor, none opposed, carried.

3. Site Plan/Special Use Permit-Agawam Hospitality Group, LLC-Rt. 32S and Liberty Street. Plans presented by Bruce Utter. Tiano recused. Comments from other public hearing and now giving updates and discuss traffic study. The lot line revised for parking

enlarged. Moved land down hill for stormwater and moved and shortened access to West and is now above lake. A portion of the emergency entrance will be reinforced concrete and grass, more attractive, and will send to fire dept. for review. Liberty Street, Rt. 32 entrance and in front of buildings will be chip and seal, the rest will be gravel. Moved parking away from Inn. Revised Rt. 32 entrance now right in and right out due to traffic study. Relocated cabins due to lake being moved. Private drive on Liberty Street extended but will not be widened due to neighbors' comments so now no water line hook ups just to their driveways and will be up to owners if want to connect. Will shift ball field to work. Discussion on traffic study: Ken from Creight and Manning discussed traffic study-put markers out Tuesday through Thursday, considered traffic through whole corridor from Rt. 32 entrance to Glasco Turnpike. Included all traffic from houses, school, restaurants, other projects, ballfields and fire dept. Studied number of prior accidents. DOT will review and will see what they say. Tiano-has missed about 100 cars from school traffic and will submit his findings from school and fire calls to Creight and Manning to review. Utter-DOT seems to like the right in and right out. Shuster-there are a number of changes so warrants an updated Neg Dec. Will close the public hearing that is open and when PIBd receives DOT response will hold a new public hearing. A motion by Creen, seconded by Goldberg to close public hearing and open a new one when ready. All in favor, none opposed, carried. Goldberg-why is DOT resisting a traffic light at Glasco Turnpike. Ken-they say it does not warrant one. Tiano-no light at Glasco Turnpike because it will hold up fire men getting to fire house and trucks getting to emergency. Goldberg-explain the letter from the applicant's attorney about the history of the private road. Utter-the letter explains the question about the neighbors owning property on either side of private road. The road will be separate, they are not taking their use away. Goldberg-at Rt. 32 emergency entrance right in and right out for fire trucks. Utter-emergency vehicles can go either way and light at Glasco Turnpike is up to DOT. Goldberg-was an archeology test done where pond is being moved to. Utter-yes.

4. Site Plan/Special Use Permit-Sophiedrew Acres LLC/Bach/Ferraro-Glasco Turnpike. Plans presented by Bruce Utter. Here to receive Lead Agency. All notices went out and time to declare. A motion by Goldberg, seconded by Creen to declare the Town of Saugerties Planning Board as Lead Agency. All in favor, none opposed, carried. Discussion on changes to site plan: took out 10 stalls in one arena and put in Main Arena so 40 stalls are in the Main Arena. On parking – there will be 4 events up to 50 people so will need 25 parking spaces and there are 31 spaces proposed. Question on where the horse trailers will be going. Utter-need to complete the Management Plan yet and will submit when finished. There will be manure storage, feed and bedding storage, etc. There are no Federal wetlands on parcel but wetlands on both parcels on either side so are US wetlands. Checking bat area. Need grading and utility plans. Four existing manholes are existing but only found 2 so far. Existing fire hydrant and if in good condition will use. Ellsworth-cause of flooding – water and sewage laterals were in. Utter-did follow road but just the first 4 were done. Shuster-hold off on referral to UICoPIBd. Tiano-road black topped. Utter-gravel.

PRE-HEARING CONFERENCE:

1. Minor-Donald Feistamal-Terri Drive. Plans presented by Michael Vetere. Has an apartment building on Terri Drive. Terri Drive was turned over to the Town. It is paved with 4 houses he owns. Now wants to subdivide one at a time-part of 19 acres. Taking ½ acre out now, has water. A motion by Goldberg, seconded by Tiano to declare as an Unlisted Action. All in favor, none opposed, carried. A motion by Goldberg, seconded by Tiano for a Neg Dec. All in favor, none opposed, carried. A motion by Goldberg, seconded by Tiano to schedule a public hearing for March 20, 2018. All in favor, none opposed, carried.

2. Site Plan-Fred Costello, Marie Costello and Fred Costello, Jr.-Glasco Turnpike. Plans presented by Michael Vetere. Old Gisiano's Restaurant. Wants to run an auction center out of the Hall part. Revised the plans and took out the parking spaces in the front so vehicles do not back out onto Glasco Turnpike. But will still have street parking. Will have ingress and egress around building. Not a high volume of vehicles. Mostly does on-line sales. Don Malone, III: he is known global and wants this for a live auctions for 7 to 30 people. Does mostly on-line sales. Hours 1 to 4 on Sunday, once or twice a month. High end merchandise. No grading or drainage needed. Maybe Applicant will put in 2 apartments in other section of restaurant part. Auction will be held in the Hall part where there are bathrooms. Building is 7000sqft and they are using 2500sqft. Can use the balance of the sqft for apartments in future. There is parking in the back and an entrance to building in the back also. A motion by Goldberg, seconded by Bouren to declare as an Unlisted Action. Motion carried. Tiano recused. A motion by Goldberg, seconded by Creen to refer to UICoPIBd. Tiano recused, motion carried. Discussion if PIBd wants to schedule a public hearing. Tiano-DOT does not mind parking in front of restaurant. Shuster-prepare a narrative for UICoPIBd.

3. Site Plan/Special Use Permit-SSGB Properties/Sanzi-Glasco Turnpike. Plans presented by Charles Wesley. Flea Market on existing self storage 4.9 acre parcel. Will have 110 vendor spaces and 62 plus parking spaces with 20ft. between dealers. Will have food vendors (trucks), port-a-potty and picnic tables by salt shed. Open Saturday and Sunday from 8:00-5:00 May through October. Will have a Site Manager. If need more parking, there is an overflow area for another 30 spaces. Shuster-this follows zoning, is a pre-existing business and is in an insulated area. Needs a Special Use Permit and refer to UICoPIBd. No new construction. A 10 x 30 space – they set up, usually park in next space and they take down. The flea market will sit on 2 acres of the parcel. Ellsworth-what about the traffic to storage units. Wesley-they focused on East side and the traffic for the storage units is different. Tiano-how is sight distance on Glasco Turnpike. Post-pretty clear there. Wesley-does not get much daily traffic. 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 Tiano to refer to UICoPIBd. All in favor, none opposed, carried. A motion by Goldberg, seconded by Tiano to schedule a public hearing for March 20, 2018. All in favor, none opposed, carried.

4. Lot Line Revision-David Holloway/Chestnut Hill Holding Group-Pine Lane. Plans presented by Chris Zello of B&L. Conveying 0.653 acres from Chestnut Hill to

Holloway parcel. 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 Tiano to approve the Lot Line Revision. All in favor, none opposed, carried.

5. Lot Line Revision-Elizabeth Suter/Makhmaltchi-Burnett Road. Plans presented by Chris Zello of B&L. Suter has 103 acres and needs a clear title of patio with neighbor. Neighbor is giving Suter property around the patio in exchange for area to his parcel. 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 Ellsworth to approve the lot line revision. All in favor, none opposed, carried.

6. Major-HV Contemporary Homes LLC/Vandervliet-Manorville Road. Plans presented by Jeff Hogan. Has 25 acres off Manorville Road/Green Edge Road which services 5 lots. Then a 750ft. long private road up to quarry road to house site. Planning 4 new lots with 3-4 bedroom houses with separate septic and sewer. A 20ft. wide private road that is 300ft. long with switchbacks that are tight and not safe for fire trucks. Will need improvement. Adding a T at top of road. Under 12 percent grade. Had to move septic around to get them. Shuster-this abuts a State Park so needs to be referred to UICoPIBd and to Town Highway Dept. Need road profile. A motion by Goldberg, seconded by Tiano to declare as an Unlisted Action. All in favor, none opposed, carried. A motion by Goldberg, seconded by Tiano to refer to the UICoPIBd. All in favor, none opposed, carried. A motion by Goldberg, seconded by Creen to schedule a public hearing for March 20, 2018. All in favor, none opposed, carried. Shuster-will need to waive the over 1200ft. Road Rule and there will be no more subdivisions.

7. Minor-Brian and Laura Decker-Rt. 9W. Plans presented by Dan McCarthy. Plans to subdivide a parcel for daughter-Parcel 2. Build a single family house. Existing drive by stone wall easement from Rt. 9W. Adding 50ft. to the house. Has rock out crops so might move road back to go through the crops. Is flat-3 percent grade. Gravel drive. There are wetlands on left side of parcel. Is a wooded lot. Has an existing 700ft. driveway – 15ft wide. Have fire dept. review road. A motion by Goldberg, seconded by Tiano to declare as an Unlisted Action. All in favor, none opposed, carried. A motion by Goldberg, seconded by Tiano for a Neg Dec. All in favor, none opposed, carried. A motion by Tiano, seconded by Bouren to schedule a public hearing for March 20, 2018. All in favor, none opposed, carried.

8. Site Plan-A. Montano Company, Inc.-Rt. 32N. Plans presented by Jeff Hogan. Has 31 acres on Rt. 32N and seen from Thruway. Wants to exhibit and sell heavy equipment like his business on Rt. 212 that he has outgrown. Has temporary entrance which is very wide off of Rt. 32N. Wants to enter in through rock. Build a 30,000sqft office, rental, sales office building with service bays. Concrete around building. Parking for 24 employees in front and parking for clients. A stormwater in front. A building to store vehicles. Display equipment along Thruway and Rt. 32 and on ridge. Needs landscaping at entrance just at rock entrance. Visibility concerns from Thruway. Shuster-mostly trucks along Thruway. There will be over 400 equipment on site and what will it look like. Hogan-will be 75ft from Thruway. Hogan-a berm along Thruway and building

behind that. Post-need visuals from Thruway and needs to notify Thruway too. Grading is flat site waiting to see if need to raise, etc. Has stormwater permit from Town. Post-application is in front of PIBd so stop all work. Creen-can put in temporary access though. A motion by Goldberg, seconded by Tiano to declare as a Type I Action. All in favor, none opposed, carried. A motion by Post, seconded by Goldberg to do coordinating review for Lead Agency. All in favor, none opposed, carried. Hogan will send out notices. Shuster-Lead Agency and other studies need to be done: visuals, building elevations, no traffic study needed and wetlands is done.

9. Lot Line Revision-FAEM Investments LLC-Albany Street. Plans presented Dan McCarthy. The undeveloped Genesee Street area will be added to FAEM parcel and NOT a separate building lot. 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 Ellsworth to approve lot line revision. All in favor, none opposed, carried.

MISCELLANEOUS:

1. Received Zoning Board Materials.

Since there was no further business to discuss, a motion by Tiano, seconded by Creen to adjourn the meeting at 10:40pm. All in favor, none opposed, carried.

Submitted by: