



TOWN OF SAUGERTIES
PLANNING BOARD

Saugerties, New York 12477

PLANNING BOARD MINUTES

JUNE 15, 2004

Eight 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 7:43p.m. Present for the meeting were William Creen, Howard Post, James Bruno, George Collins, William Brandt and John Rinaldo. Absent was Carole Furman. Stuart Mesinger from Chazen was present.

A motion by Brandt, seconded by Post to accept the Minutes of May 2004 with correction. All in favor, none opposed, carried.

PUBLIC HEARINGS:

1. Major-Richard & Suzanne Mellert-Rt. 212-opened public hearing at 7:45p.m.-Maps presented by Richard Mellert-76 acres subdivided into 4 lots- 32 acres, 33 acres 6 acres and 5 acres. No comments. A motion by Post, seconded by Bruno to close hearing at 7:45p.m. All in favor, none opposed, carried. A motion by Brandt, seconded by Post for a Neg Dec. All in favor, none opposed, carried. A motion by Brandt, seconded by Post to grant Preliminary Plat approval, waive submission of Final Plat and grant Final approval. All in favor, none opposed, carried. Rec'd receipt cards, Seqr. and 2 signed maps.

2. Site Plan-Ward Backhaus-Rt. 212-Opened hearing at 7:55p.m-Maps presented by Richard Rothe- Auto repair shop moving to other side of Rt. 212. Will provide fencing, landscaping, screening and drainage report is being reviewed by Chazen and Town Engineer. Comments: Pat Luo-neighbor-totally against it, concerned with ruining her property-noise, lighting and appearance. Rothe-it is a well run business, clean and most of work done in garage. A motion by Post, seconded by Bruno to close hearing at 7:54p.m. All in favor, none opposed, carried.- Discussed screening and fence- Applicant will show on map a wooden fence from gate to Rt. 212 and a green chain link fence from gate back as it is too narrow for trees. Show Luo house on plan, detailed landscaping and show proposed conditions of business not intrusive to neighbors. Received receipt cards.

3. Major-Andrew DePoala Mushroom, Inc.-Stephen Drive-Opened public hearing at 8:05p.m. Maps presented by Mike Vetere. Will extend sewer and water and Stephen Drive - 3 lots. No comments. A motion by Post, seconded by Bruno to close hearing at 8:07p.m. All in favor, none opposed, carried. A motion by Post, seconded by Brandt for a Neg Dec. All in favor, none

opposed, carried. A motion by Brandt, seconded by Post to grant Preliminary Plat approval, waive submission of Final Plat and grant Final approval. All in favor, none opposed, carried. Rec'd receipt cards, Seqr. and 2 signed maps.

4. Site Plan-Ronald & Donna Beiter-Rt. 32-Opened public hearing at 8:12p.m. Maps presented by Tom Conrad-build an electrical business building, parking lot for employees and vehicles. Use existing house as an office. No sewer or water, will use house. Comments: James O'Reilly-submitted letters against project - discussed zoning violation of commercial and residential, using house for commercial use and driveway across residential to commercial. Planning Bd.-Needs curb cut onto Rt. 32. A motion by Creen, seconded by Post to table until all material can be reviewed. All in favor, none opposed, carried.

5. Major-Mark Dupre-Kelly Road-Opened public hearing at 8:25p.m.-Maps presented by Tom Conrad-4 lots-has applied for Health Dept. approval and Highway curb cut. Comments: Dennis Jugwire-where is right of way. **Conrad-showed him on the map** Dave Hughes-question on trailer, concerned with extra traffic, sewage in swampy area and water table. Conrad- showed where trailer was on the map, Health Dept. has been on site, staying away from swamp and cannot say about water table - 4 lots is all that can be subdivided. Has above ground septic. A motion by Post, seconded by Bruno to close hearing at 8:35p.m. All in favor, none opposed, carried. A motion by Brandt, seconded by Post for Neg Dec. All in favor, none opposed, carried. A motion by Brandt, seconded by Rinaldo to grant Preliminary Plat approval, waive submission of Final Plat and grant Conditional Final pending paid fees, curb cut and Health Dept. approval for septic for each lot. All in favor, none opposed, carried. Received receipt cards and Seqr.

6. Minor & Lot Line revision-Raymond Andreassen-Churchland Lane-Opened public hearing at 8:40p.m.-Maps presented by Tom Conrad-add a piece from neighbor to make 2 acres then subdivide into 2 one acre parcels. Needs to change R2 to R1 on maps. No comments. A motion by Post, seconded by Bruno to close hearing at 8:45p.m. All in favor, none opposed, carried. A motion by Post, seconded by Bruno for a Neg Dec. All in favor, none opposed, carried. A motion by Brandt, seconded by Post to grant Preliminary Plat approval, waive submission of Final Plat and grant Conditional Final approval pending owner's signature. All in favor, none opposed, carried. Received, receipt cards and Seqr.

7. Minor-Gerald Bornschein-Mt. Airy Road-Opened public hearing at 8:47p.m.-Maps presented by Tom Conrad-47 acres-has a cable vision tower on property-wants to subdivide 5 acres. Needs Health Dept. approval and has existing road. Comments: Mike Merrulo and Steve Hennigan- where is access Tom Conrad-showed them the map and explained. A motion by Post, seconded by Brandt to close hearing at 8:50p.m. All in favor, none opposed, carried. A motion by Post, seconded by Brandt for a Neg Dec. All in favor, none opposed, carried. A motion by Brandt, seconded by Rinaldo to grant Preliminary Plat approval, waive submission of Final Plat and grant Conditional Final approval pending owner's signature and a mylar. All in favor, none opposed, carried. Received receipt cards and Seqr.

8. Site Plan & Special Use Permit-Raymond & Carol Ann Mayone-Frontier Rd-wind mill turbine- Opened public hearing at 8:52p.m.-Maps presented by Raymond Mayone. No comments. A motion by Post, seconded by Bruno to close hearing at 8:55p.m. All in favor, none opposed, carried. A motion by Brandt, seconded by Post for a Neg Dec. All in favor, none opposed, carried. A motion by Brandt, seconded by Collins to grant approval of the site plan and special use permit. All in favor, none opposed, carried. Carol Ann needs to sign maps. Received receipt cards and Seqr.

9. Site Plan-Saugerties Congregation of Jehovah's Witnesses-Mike Krout Rd.-continuation of public hearing at 10:00p.m. Maps presented by Dick Bovee-revised plan and shrunk project to less than 1 acres so they do not need Army Corps. comments. A motion by Creen, seconded by Post to close hearing. All in favor, none opposed, carried. A motion by Brant, seconded by Bruno for a Neg Dec. All in favor, none opposed, carried. A motion by Brandt, seconded by Rinaldo to grant Conditional Final to the site plan pending the addressing of Town Eng. concerns and owner's signature. All in favor, none opposed, carried. Rec'd receipt cards and Seqr.

OLD BUSINESS:

1. Major and site plan-John Mullen-Kings Hwy-Maps presented by Richard Praetorius-All materials were distributed to involved agencies for lead agency which has been discussed and reviewed. Praetorius reviewed: Coverage under SPEDES- does not need to obtain a permit needs to obtain coverage. DEC not an involved agency. Correction on acreage: is 0.04 and .007 not 0.45 acres of wetlands. Need to declare lead agency but the time is not but. Mesinger said he received materials from involved agencies and can act now. A motion by Brandt, seconded by Post to declare the Planning Board as lead agency on Mullen Batch project. All in favor, none opposed, carried. Discussed probable cause for a Pos Dec (EIS): Noise, dust, water resources, etc. Do this as soon as possible. Planning Bd. discussed that being this is zoned industrial this is zoned for this use. That lot is less significant in industrial zone. Creen suggested specify what is needed on this project of concrete plants.

John Adams, Attorney for applicant-not fair they have to look into neighbor's matters just look into what this project is doing.

Mesinger-look at decimal levels on residential property.

Creen-being people are opposed to project should look into just limited to questionable areas.

Praetorius-cut time line as much as we can - will agree if limited scope.

Applicant draft scope then have 10 days for everyone to review and make comments.

A motion by Brandt, seconded by Collins to grant a Pos Dec, distribute to involved agencies and set a specific time period to review. Motion carried. Post-opposed and Rinaldo-abstained.

Furman-absent.

2. Site Plan-Barn Raiser-Highland Ave.-Maps presented by Stacey Spica-discussed Co. Planning Bd. recommendations. A motion by Brandt, seconded by Post to declare the first two County issues as being addressed and the third issue the Planning Bd. does not agree with, they feel there is sufficient lighting. All in favor, none opposed, carried. A motion by Brandt, seconded by Bruno for a Neg Dec. All in favor, none opposed, carried. A motion by Brandt, seconded by Bruno to grant site plan approval. All in favor, none opposed, carried. Signed plans.

3. Site Plan-Mid-Hudson Valley Credit Union-Rt. 9W-Maps presented by Richard Praetorius- has revised maps. There is no entrance from Garden Circle, there is a 6ft. high stockade fence and trees. A motion by Brandt, seconded by Bruno to override Co. Planning Bd. recommendations that the access be from Garden Circle due to DOT letter and also override sidewalks on Rt. 9W as there will be space reserved for future sidewalks. All in favor, none opposed, carried. A motion by Brandt, seconded by Bruno for a Neg Dec. All in favor, none opposed, carried. A motion by Brandt, seconded by Bruno to grant site plan approval and to reopen the lot line revision and to grant Final approval for the lot line revision. All in favor, none opposed, carried. Received 4 signed maps and 2 signed site plans.

4. Lot line revision-Dennis Lazaroff & Lois Basden-High Falls Rd.-Maps presented by Michael Vetere-exchange a small piece with neighbor to build a garage. A motion by Brandt, seconded by Post to waive the public hearing per Section 323. All in favor, none opposed, carried. A motion by Brandt, seconded by Post for a Neg Dec. All in favor, none opposed, carried. A motion by Brandt, seconded by Post the grant Preliminary Plat approval, waive submission of Final Plat and grant Final approval. All in favor, none opposed, carried.

Bruno - recused

5. Major-Timbest, Inc. - Bishop's Gate-Phases 9 & 10-Maps presented by Richard Praetorius-Has Health Dept. approval. A motion by Brandt, seconded by Rinaldo to grant Conditional Final approval and release of Phase 9 & 10 pending receipt of Road Bond and Owner's Signature. All in favor, none opposed, carried.

Bruno- returned

PRE-HEARING CONFERENCE:

1. Minor-James Noecker-Hommelville & Eddy Road-Maps presented by Tom Conrad-Has Health Dept. approval. Not close to wetland. Curb cut exists but will get letter from Highway Superintendent. Show metes and bounds of access road. Does not need topo. A motion by Brandt, seconded by Post for sketch approval and schedule a public hearing for July 20, 2004. All in favor, none opposed, carried.

2. Lot line revision-Brian Murphy-Blue Mt. Road-Maps by Brian Murphy-adding 8 acres from neighbor to his property. A motion by Post, seconded by Rinaldo to waive public hearing per Section 323. All in favor, none opposed, carried. A motion by Collins, seconded by Brandt for a Neg Dec. All in favor, none opposed, carried. A motion by Brandt, seconded by Collins to grant Preliminary Plat approval, waive submission of Final Plat and grant Final approval. All in favor, none opposed, carried.

Post-recused

3. Minor-Steven Fellows-Burnett Road-Maps presented by Scott Fellows-Has above septic approval from Health Dept. Needs written approval from neighbor for right-of-way. Lot 2 building a house and Lot 1 house exists. A motion by Brandt, seconded Rinaldo to grant sketch approval and schedule a public hearing for July 20, 2004. All in favor, none opposed, carried.

Post returned.

4. Lot line revision-Clive & Keiko Wright-Rt. 32, Ulster Landing Road- Maps presented by Clive Wright-Needs Health Dept. approval and a curb cut for Lot 2. NOTE on map-that pool will be filled. A motion by Brandt, seconded by Post to grant sketch approval and schedule a public hearing for July 20,2004. All in favor, none opposed, carried.

5. Site Plan-Rothe Manure Composting Facility-Malden Turnpike-Maps presented by Richard Rothe-transferring manure from H.I.T.S to Rothe property on Malden Turnpike. Has a 1 acre slab pre-existing. Manure will be processed by composting for 1 to 3 years then sold. Manure will be 75% sawdust and hay. Concerns are drainage - run-off especially with issue of the pond. If slab gets covered, then issue of pond goes away. Needs drainage plan. Suggested pole barn over slab but expensive. March Gallagher, attorney for Mullen/Rothe suggested a tarp, but would cause too much heat. Discussed drainage being pumped back on pile, this helps break it down faster, too. Concerned with odor. Creen will give Rothe a name for consulting.

6. Site Plan-Clear Channel-USA Storage property-Maps presented by Bill Freer-Replacing a bill board. A motion by Post, seconded by Rinaldo to grant sketch approval, schedule a public hearing for July 20, 2004 and to refer to Co. Planning Bd. All in favor, none opposed, carried. Sent to Co. Planning Bd. by June 16, 2004.

Since there was no further business to discuss, a motion by Brandt, seconded by Bruno to adjourn the meeting at 11:30p.m. All in favor, none opposed, carried.

Respectfully submitted,



Juanita M. Wilsey, Recording Secretary