

PLANNING BOARD
MINUTES FOR FEBRUARY 21, 2006

Four 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 7:35p.m. Present were James Bruno, William Creen, William Hayes, Carole Furman, George Collins and Howard Post. Tom Oldenburg, Consultant was present. Nancy Campbell was present.

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

PUBLIC HEARINGS:

1. Major-Robert Kodsi-Patterson Rd. and Hart Rd.-Maps presented by Rich Rothe-re-opened hearing at 7:37p.m. - a 27 acre parcel subdivided into 7 lots. Boathouse has been removed from real estate listing. Have submitted sediment and control plan for erosion, etc. also the grading and drainage on each lot has been submitted and has not disturbed more than 5 acres. The business is permitted if equipment is out of sight, he has moved equipment out of sight. NYSDEC Police have been to site one time only and this was a long time ago – no violations and no tickets were issued. Submitted full EAF, no cemetery on property, and septic systems have been approved. Access from Patterson Lane has been changed to Hart Rd. Wetlands have been delineated and will not be disturbed. Comments: Arlene Anderson-concerned with boathouse. Rothe-that is not on this property. Anderson-what happens if they do not keep their word. Creen-the Town has recourse. Elizabeth Biggert-what kind of septic systems. Rothe-half in and half out and some above ground. All have been approved. Bill Brandt-EIF needed due to proximity to River. Rothe-up to Board but does not think need to be done. A motion by Post, seconded by Hayes to close hearing at 7:50p.m. All in favor, none opposed, carried. Creen-gave him copy of letter from Chazen to read. Also it seems like more than 5 acres have been disturbed including clearing, houses, septic, etc. Rothe-total at 5- yes all is listed on erosion plan per lot. Collins-question on whether retaining wall design should be on map. Rothe-it has not been included in plan and should be about \$5,000 or \$8,000. Collins-stream and would need to build a bridge and should need a cost estimate to be prepared for buyer. Rothe-constructed by seller-can do that. Discussed POS DEC to scope just for erosion and drainage. Will give Rothe letter from Scenic Hudson. A motion by Creen seconded by Furman to have Richard Rothe prepare all documents and submit all to Town Engineer then Planning Bd. will take action after that. All in favor, none opposed, carried.

2. Major-Saugerties Nine, LLC-Musillo Lane off Rt. 9W-opened public hearing at 8:00p.m.-Maps presented by Howard Messer-was a 6 lot subdivision now 5 lots. Has a verbal approval from DOT for curb cut they want single access with appropriate curbing. Will upgrade building in front and rent and 4 new single family house lots all facing Musillo Lane. Have demolished 2 garages, 2 homes and trailer. Comments: Nicholas and John Buonfiglio-south of project-could you put up a fence and when will this start. Messer-if a fence would satisfy you and will start in Spring. Helen Francello-concerned with intersection by Stewarts-a lot of accidents. David Mauro-concerned with number of houses plus all houses across the road on Riozzi Court with cars coming into traffic. Messer-DOT is looking into making that spot better now. A motion by Post, seconded by Hayes to close hearing at 8:15p.m. All in favor, none opposed, carried. Furman-concerned with traffic too. Messer-will landscape on each side of project, wants to improve area. A motion by Hayes, seconded by Collins for a Neg Dec. All in favor, none opposed, carried. A motion by Creen, seconded by Post to grant Preliminary Plat approval, waive submission of Final Plat and grant Conditional Final approval pending curb cut approval, fees and show fence on map. All in favor, none opposed, carried. Received receipt cards and Seqr.

3. Minor & Special Use Permit-Chris Crews-Ridgeview Drive-Opened public hearing 8:23p.m.-Maps presented by Chris Crews-subdividing 25 acres into 4 acres and 20 acres and planning a B & B which is part of existing house. Has private entrance which is part of house but can be sectioned off when rented out and will build exterior stairs. Will consist of 1 room with a private bath. Has 9 parking spaces. Has Health Dept. approval and a ROW reserved for future use. Comments: Blanca Apponte-Lot 1-wanted to subdivide but Planning Bd. said she could not. Creen-explained-she was subdividing into 4 lots and ROW was over 1,400ft. off a private road. Crews is subdividing using ROW as property line. A motion by Furman, seconded by Hayes to close hearing at 8:35p.m. All in favor, none opposed, carried. Furman-what about water and septic. Crews-not adding any rooms, no signs and exterior stairs will be lighted. A motion by Post, seconded by Collins for a Neg Dec. All in favor, none opposed, carried. A motion by Post, seconded by Hayes to grant Final approval to Site Plan. All in favor, none opposed, carried. Received receipt cards, Seqr. and signed site plan.

4. Minor-John Mullen & John Tabler-Kings Highway-opened public hearing at 8:45p.m. Maps presented by Tom Conrad- Now Lot 1 will be 3 acres with access by a 30ft. ROW off 50ft. ROW and Lot 2 is 29 acres. No comments. A motion by Post, seconded by Hayes to close hearing at 8:47p.m. All in favor, none opposed, carried. A motion by Post, seconded by Hayes for a Neg Dec. All in favor, none opposed, carried. Need a letter withdrawing the concrete batch plant. Discussed if you can have a subdivision line over wetlands-yes you can. A motion by Post, seconded by Hayes to grant Preliminary Plat approval, waive submission of Final Plat and grant Conditional Final approval pending letter to withdraw batch plant, fees paid and owner signature. All in favor, none opposed, carried. Received receipt cards and Seqr.

5. Minor, Joseph & Jeanette Sauer-Churchland Rd.-opened public hearing at 9:00p.m. – Maps presented by Tom Conrad. Planning Board did not advertise for this hearing but certified mailings were mailed. Planning Bd. will advertise for March meeting. Subdividing 2 acres for son to build. Needs curb cut and has in-ground septic. No comments. Will table until March meeting. Rec'd receipt cards.

OLD BUSINESS:

1. Site Plan amendment-H.I.T.S. – Washington Ave. Ext.-Maps presented by Missy Neville-John Eickman is out of Town and Ray Zarcone-Answered all public's concerns: Explained a one time event for Sept 9 & 10, 2006. Hours will be Saturday from 10a.m. – 9:00p.m. and on Sunday from 10a.m. – 4:00p.m. Parking for 800 plus cars about 2,500 people and using Lot 2, 3, 4 & 5. Has RV parking for 100 sites but most will drive in and out every day and stay in hotels. Will have volunteers directing traffic and will use Malden Turnpike keeping away from Village. There will be a sign at access points and direction of traffic flow. Will traffic flow will be held in Grand Prix arena and a rented stage that sets up quickly off a truck. Will be using the tents already up for horse shows, using already set up sanitary facilities. Will use office areas and food areas that are there. Not sure if any other Town or Village events that weekend. No camping. Will not set a precedent, Planning Board can deny other requests if not appropriate. A motion by Creen, seconded by Hayes to have Chazen prepare Resolution allowing the one time event of Worshipin' the Son. Furman-abstained. Motion carried.

2. Major-Glasco Ponds-Glasco Turnpike-Maps presented by Michael Morriello and Rich Praetorius-started with 102 lots now down to 69 lots. There is a flag lot and 2 lots on other side of stream. Army Corps will not let them cross stream-will see if they can get another driveway off Turnpike. Finished Water District 5 but needs to get descriptions and drainage to Town then back the Planning Board with Town Engineer. Will add NOTES. Back in three months then to Army Corps for 45 days to comment and then they should sign off.

3. Site Plan-Twin Beaks, LLC-Rt. 32N-No update.

4. Double lot line revision-Brent Buell & Janice Cline-Wild Wind Court-Maps presented by Rich Praetorius-Lot 9 was a lot from subdivision in 1979 of Sherwood Forest. Nothing could be built because not 100ft. from Lucas Kill Stream. Richards purchased to keep and subdivide rest to Buell to protect swimming hole. Needs to add a 43 wide strip to Richards to keep the lot 2 acres. NOT A NEW BUILDING LOT. This is same project from November 2005. A motion by Furman, seconded by Hayes to waive public hearing per Section 323. All in favor, none opposed, carried. Old business for March for two lot line revisions.

PRE-HEARING CONFERENCE:

1. Special Use Permit-Win One For Jesus / Tammara Taylor-Home support living for 7 to 8 adult women after they have finished rehab. Will use public transportation, no vehicles except for one vehicle. They will stay for 6 months to one year and will be going to college, etc. Will have live in staff. Seeking State Funding. House is 3,600sq.

ft. with 5 rooms and will be pairing up in bedrooms. Women from Dutchess and Ulster County, referred and over 18 years old. Will be State regulated, will landscape and solve drainage problem. A motion by Post, seconded by Furman to grant sketch approval and schedule a hearing for March 21, 2006. All in favor, none opposed, carried.

2. Minor-Six Blue Mountain, LLC-Blue Mt. Rd-Maps presented by Ray Bergen-House and apartment and wants to subdivide off back woods and build a house on 12 acres. Needs curb cut approval and permit to cross the Beaverkill stream which runs through property and to classify the stream on the map. Locate stream and show in detail the stream crossing. Needs approval to cross the two Saugerties Water Mains. Show 10ft. contour increments. Has Health Dept. approval. Needs water approval or approval to tap into water main. A motion by Furman, seconded by Hayes to grant sketch approval and schedule a public hearing for March 21, 2006. All in favor, none opposed, carried.

3. Lot line revision-Marie Nelson-Church Rd.-Maps presented by Tom Conrad-purchasing a small piece from neighbor to increase size of small lot. A motion by Collins, seconded by Hayes to waive hearing per Section 323. All in favor, none opposed, carried.

4. Minor-Yale Weeks-Patch Rd.-Maps presented by Tom Conrad-In 2002 subdivided (saw mill) NOW subdivide - Lot 1 is 5 acres and Lot 2 is 23 acres. A motion by Creen, seconded by Hayes to grant sketch approval and schedule a hearing for March 21, 2006. All in favor, none opposed, carried.

5. Site Plan-Robert Sherman / Highland Cliffs-Skyline Dr.-Maps presented by Rich Praetorius-Had workshop and traffic study for 75 units. Owns 14 acres (48 units-cluster of 4 or 6 units) in R3, plus 5 approved lots (could have 15 units) in R2 and 12 acres to Esopus Creek (for 1 or 2 single family homes) in R2. Does not want this segmented. He owns 3 separate pieces. Public water and sewer with pump station to upper 14 acres. Will file application for 48 units and mention in narrative of whole build out for later.

MISCELLANEOUS:

1. Bisignano and DeAngelis- received 2 signed maps.
2. Received ZBA materials on February 14, 2006.

Since there was no further business to discuss, a motion by Creen, seconded by Hayes to adjourn the meeting at 10:50p.m.

Respectfully submitted:

Juanita M. Wilsey, Recording Secretary