



PLANNING BOARD MINUTES December 17, 2024

C. Howard Post, Chair, opened the meeting at 7:30 p.m. Pledge

Present: C. Howard Post (Chair), Mike Tiano, Kevin Brady, Al Riozzi and Gina Kiniry.

Also Present: Adriana Beltrani (Town Planner, NPV) and Max Stach (Town Planner, NPV).

Absent: Carole Furman (Vice Chair) and Bob Hlavaty.

The draft minutes of the November 19, 2024 Planning Board meeting were reviewed. A motion was made by Tiano, seconded by Riozzi, to approve as written. Board vote: Post-Aye, Tiano-Aye, Brady-Aye, Riozzi-Aye, Kiniry-Aye. Motion carried.

PUBLIC HEARINGS

NONE

OLD BUSINESS

1. Site Plan, Stone Creek Commons, 3190 Route 9W. Presented by Patrick Mitchell, Passero Associates. Also present, the RSS team and attorney. The informational meeting that was set at the last meeting was cancelled at the applicant's request. Mitchell-the comment memo was received from Paul Larios, Brinnier & Larios (Town Engineering Firm). There are technical comments that will be addressed. Have requested clarification regarding the geotechnical report. Standpipe at request of fire department to be installed in buildings. Moving things around as much as possible to provide the space behind the buildings for the Fire Department access with a ladder. There have been discussions regarding having a UTV available for emergency personnel on site or having a joint UTV with the Glasco Fire Department. Those discussions continue. Beltrani-there was an updated review memo that will be forwarded. There were several site plan comments regarding elevations, orientation and renderings to be updated. Require building elevations and make sure they are oriented correctly, they did not seem accurate on the submission. Wetland delineation remains a concern about how the flagging is represented. Could extend south along the eastern edge of the parking lot. Impact and disturbance requiring permits. Submission to the Army Corps of Engineers for the wetland process, awaiting their comments and a condition regarding jurisdictional determination. The wetlands should be validated by a wetland scientist, NPV has one on staff that can be used with the applicant's approval. Stach-the wetland delineation is a concern because it seems to have no relation to the topography, which is not common. Information is forthcoming from the Army Corps. Mitchell-this is not my area of expertise so I can not speak too much on this subject. Stach-if the applicant would like to move the process along we can have the NPV wetland scientist verify the wetlands. Mitchell-ultimately the Army Corps will tell us what we can and can not do. Stach-the advantage to having the wetland scientist confirm now is that you will not have to come back for an amendment if the Army Corps comments contradict what you have delineated.

Beltrani-the applicant is requesting a waiver of 38 parking spaces. Comparative parking studies have been provided. Mitchell-looking closer at the zoning code we can use the minimum number of parking spaces for the district and any use that is not listed it will be up to the Planning Board to determine what is required. The use we propose is not listed so we do not believe that a waiver is required anymore, but yet just approval from the

Planning Board. Beltrani-the landscaping comments have also been addressed in the Engineer's comment memo. Will require a second review. There are still lighting hot spots at the entrance, 13 foot candles. The lighting impact has been reduced somewhat at the building entrance. They have been reduced to .1 foot candles at the property line. Part II of the LEAF was prepared by NPV for the Planning Board to review. The application will be required to complete Part III. UCPB referral is required. The bridge details need to show support of the proposed UTV access to walking trail. No specs have been provided. Mitchell-submitted with November's materials. (*was not provided with the digital submission for NPV's review) Tiano-is the stream crossed at the entrance. Mitchell-no that is about 100' away from the entrance. There is no room for a sidewalk along Route 9W at this point. Will discuss further with NYSDOT. Kiniry-if you needed extra parking spots is there anywhere on-site to accommodate? Mitchell-no, with the landscaping requirements we do not have the room. Tiano-will there be maintenance personnel on site? Mitchell-yes. Post-at this point the applicant can move to a public hearing with the understanding that it will be kept open if necessary. Mitchell-understood.

A motion was made by Brady, seconded by Kiniry, to approve the Part II of LEAF and refer to the UCPB. Board vote: Post-Aye, Tiano-Aye, Brady-Aye, Riozzi-Aye, Kiniry-Aye. Motion carried. A motion was made by Kiniry, seconded by Brady, to set the public hearing for the January 21, 2025 Planning Board meeting. Board vote: Post-Aye, Tiano-Nay, Brady-Aye, Riozzi-Aye, Kiniry-Aye. Motion carried. A motion was made by Tiano, seconded by Riozzi, to use the NPV wetland scientist to verify wetlands with applicant's permission. Board vote: Post-Aye, Tiano-Aye, Brady-Aye, Riozzi-Aye, Kiniry-Aye. Motion carried.

2. Site Plan Amendment, Derek Winnie/Saugerties Self Storage, 998 Kings Highway. Presented by Derek Winnie. No new submission was made, the applicant is in front of the Board for an update and to see what is still required. Winnie-understand that a SWPPP is required and working with Rich Rothe, engineer. Asking that be able to move forward with installation of the fourth building to finish out this phase and will submit the SWPPP with the next submission for development of the remaining 5-acres. Beltrani-the Town Engineer has determined that the disturbance is already over 1-acre from the drawing provided and the work already done onsite. Winnie-there are stormwater protections already installed like 8 catch basins to help with water flow to run along the railroad tracks with an outlet at the end of the parcel. This is located in the Industrial zone and asking for approval to build the last building in this phase. Beltrani-the Planning Board is only in control of the zoning law and can not waive NYSDEC requirements for construction and sediment control of property. Demonstrate the engineering that has already been installed for such and submit to the Town Engineer to see if it satisfies the requirements for sediment and erosion control. The applicant should speak with the Town Engineer to see how to proceed for installation of the last building in this phase. The Planning Board can not do anything further until this is taken care of. UCPB comments required a SWPPP as well.

3. Site Plan, Derek Winnie/Saugerties Self Storage, 3058 Route 9W & 2037 Route 32. Presented by Derek Winnie. NPV memo received and reviewed. 25' is proposed between the buildings. The Fire Department's fire truck can get in between the buildings but not around the exterior loop of the proposed buildings. Tiano-the Glasco Fire Chief has no concerns with the proposed site plan. Winnie-no dumpsters are proposed onsite. NYSDOT has requested the existing flower bed at the end of the sidewalk be removed and the sidewalk be extended and use concrete to mirror the sidewalk in front of Quick Check. Will plant lower plantings as requested in the memo. The sign will remain that is existing and be the only sign for the site. Entrance and exit signs to be installed. Beltrani-a new site plan with the NYSDOT comments needs to be provided. Winnie-a fence will be installed between the car lot and this. Would like to provide 5' separation with grasses and split rail fence. Solar motion sensor lights proposed, same as on the currently installed buildings. Beltrani-make a note on the site plan with the specs, need spillage. The Board can waive this if they are comfortable with the lighting that is already existing and will be continued on the new proposed buildings. Tiano-will the buildings be climate controlled? Winnie-no.

Post-awaiting comments from the UCPB. No further action can be taken at this time.

4. Site Plan, Pond View Apartments, 14 Stevens Court. Presented by Bruce Utter, Praetorius & Conrad, P.C. The applicant is before the Planning Board this month for an update only. The updated site plan shows hatching in the area of removed parking. A new cross walk is proposed. Moved 5 parking towards the back with an electric vehicle charging station. Moved the dumpster to the southern side of the site, as suggested by the Planning Board. Grading updates have been added for the rooftop discharge. Additional fire hydrants installed. Will tie into existing municipal water/sewer. There is a state stormwater pond existing off Route 9W. Catch basins to be installed to the existing stormwater pond in the east part of the parcel, previously approved. Landscaping plan in progress. Photometrics are currently being done. A fire access plan was provided with the submission. The colors of siding, shingles and accents were shown to the Board. Submission was made to SHPO through the CRIS site. Tiano-is there anyway to make the landscaping islands smaller to help with emergency vehicle circulation? Utter-will look into it. Would like to start the engineering review with the Town Engineer. There will be new regulations coming into effect in the new year. Beltrani-did the traffic study include surrounding proposed and existing projects? Utter-yes, Stone Creek Commons, The Villa Residences and Habitat for Humanity were used in the calculations.

No further information was provided.

PRE-HEARING CONFERENCE

1. Site Plan Amendment, Total Tennis, 1811 Old Kings Highway. Presented by the owner, Ed Fondillier. Total Tennis began 28 years ago. Pickleball is an upcoming sport and would like to cover the two existing courts. A survey was done and aware that a variance will be required for the front yard setback. Beltran-there are items that need to be addressed on the site plan and have been included in the review memo that the applicant received from NPV. The Board can refer to the Zoning Board of Appeals at this point to move forward with the area variance needed. Will require UCPB referral.

A motion was made by Brady, seconded by Riozzi, to declare this an Unlisted action under SEQR. Board vote: Post-Aye, Tiano-Aye, Brady-Aye, Riozzi-Aye, Kiniry-Aye. Motion carried. A motion was made by Kiniry, seconded by Riozzi, to refer to the Zoning Board of Appeals for the front yard setback area variance. Board vote: Post-Aye, Tiano-Aye, Brady-Aye, Riozzi-Aye, Kiniry-Aye. Motion carried.

2. Lot Line Revision, Vincent A. & Ruthann Buono, Jr. / Vincent J. & Rachel Buono, 210-212 Union Street / 211 Union Street. Presented by Mike Vertere, Vetere Land Surveying, PLLC. The applicant is proposing to convey 0.192 acres from 210-212 Union Street to 211 Union Street. As per the Glasco Fire Departments request the applicant has removed the tree and raised the wires to ensure proper fire access. Will get an updated letter from the FD to state that all requirements have been satisfied. Union Street is not a Town maintained road beyond the end of the pavement. Beltani-as per §215-13 the Planning Board may waive sketch plan requirements and a public hearing. A motion was made by Kiniry, seconded by Brady, to waive sketch plan requirements, waive a public hearing and declare this a Type II Action under SEQR. Board vote: Post-Aye, Tiano-Aye, Brady-Aye, Riozzi-Aye, Kiniry-Aye. Motion carried. A motion was made by Tiano, seconded by Kiniry, to approve the lot line revision. Board vote: Post-Aye, Tiano-Aye, Brady-Aye, Riozzi-Aye, Kiniry-Aye. Motion carried.

3. Major Subdivision, Mark & Samantha Tiano, Old Stage Road. Presented by Mark Vetere, Vetere Land Surveying, PLLC. The applicant is looking to do a three lot subdivision. All bulk requirements and setbacks can be met. The applicant is an engineer and will address all the engineering issues/questions in the review memo from NPV. The scale will need to be changed to 1' to 100', to meet Ulster County filing requirements. Beltrani-grading needs to be on a larger scale. Tiano-will add notes to the maps indicating the names of adjoining parcel owners. Request more information regarding 8" tree marking requirements. This is a 26 acre parcel. Do all trees greater than 8" in diameter have to be marked or only within the disturbance area? Post-within the disturbance area. The Planning Board can do a site visit to look and see which ones have to be

marked. Tiano-there are several rock outcrops. Post-the Board can look at those as well during the site visit. Tiano-well locations will be shown. The soil characteristics indicated. Shallow test pits and perk test done, buildable perk test within around 10 minutes. Culverts-some are existing and have been reconstructed recently. There are 2 additional proposed. Vetere-a note can be added to the map indicating that Gateway Overlay applies only where house locations will be visible from Route 9W. There is a significant elevation difference that would limit visual impact. The houses proposed can be earth tone materials. Beltrani-these can be written as conditions to the subdivision itself. Vetere-a conservation easement can also be something done from the creek edge, across Route 9W. Stach-a note can be made on the subdivision maps that a site plan review is not required, as the locations of the proposed houses do not affect the Gateway Overlay and will not be visible from Route 9W. Tiano-discuss proposed driveways with the Town Engineer. 10' wide driveway with 5' clearing on each side. Full side slopes not beyond 3' on either side. Disturbance area to be shown. Stockpile to add staging area within the vicinity of house structure. Less than 1-acre of disturbance is proposed. Septic based on perk tests. Septic to be shallow trench. Will update the next map to show revised disturbance amounts and driveway grading. Lot 2 will require slight fill within 2'-3'. Minimal on other lots. Beltrani-defer to the Town Engineer on those items. This is an Unlisted Action. The Type II was completed by NPV for the Planning Board's review and approval. Old Stage Road is a Town Road, coordinated review is not required. The Planning Board can assume lead agency. SHPO submission through the CRIS system is required. The applicant will be responsible for completing and submitting Part III of the EAF. No UCPB referral is required, under the 5 Lot minimum.

A motion was made by Brady, seconded by Tiano, to declare this an Unlisted Action and approve the Negative Declaration (Part II EAF). Board vote: Post-Aye, Tiano-Aye, Brady-Aye, Riozzi-Aye, Kiniry-Aye. Motion carried.

ADDITIONAL ITEMS

None

ADJOURNMENT

Since there was no further business to discuss, a motion was made by Kiniry, seconded by Tiano, to adjourn the meeting. Board vote: Post-Aye, Tiano-Aye, Brady-Aye, Riozzi-Aye, Kiniry-Aye. Motion carried.

The meeting was closed at 9:30 pm.

Respectfully Submitted by,

Becky Bertorelli
Planning Board Secretary