



PLANNING BOARD
MINUTES FOR SEPTEMBER 18, 2012

Two public hearings were scheduled for this meeting and the public was invited to come forward to examine plans and ask questions. Howard Post, Chairman, opened the meeting at 7:32p.m. Present were Paul Andreassen, Howard Post, William Creen, William Hayes, Dan Weeks, Carole Furman, Ken Goldberg and Michael Tiano. Bruce Leighton, Liaison, was absent. Dan Shuster, Consultant, absent. Josh Randall, CAC, present.

A motion by Goldberg, seconded by Andreassen to accept the August 2012 Minutes with the change stating Ken Goldberg abstained. All in favor, none opposed, carried.

PUBLIC HEARINGS:

1. Site Plan-Waterfront Overlay-Trevor Keller-Emerick Road. Opened public hearing at 7:45p.m. Plans presented by Donald June. Wants approval now to build a 3 car garage and a single family guest house. In the future will come back to PIBd for approval for a 3 bedroom house. House is 890ft. from Hudson River. Two acres within 1000ft., no sight of River. House is single one-story, flat roof, brick building. Andreassen-needs elevations. Submitted maps showing elevations and placement of house. There is one Septic system for both houses to be approved now with pumps. A motion by Post, seconded by Andreassen to close hearing at 7:55p.m. All in favor, none opposed, carried. Weeks asked Dennis Doyle, UICoPIBd, if property near State Parks needs to be forwarded to them. Doyle-yes and maybe across the River depends on center of River. Look at your Zoning. A motion by Goldberg, seconded by Weeks to forward to UICoPIBd for review. All in favor, none opposed, carried. D. June left meeting-will call him to inform him the results of meeting and to schedule him for October 2012 meeting. **Sent to UICoPIBd on September 25, 2012**

2. Minor and Site Plan-Leading Edge Developers/Ready2Go Project. Plans presented by Dennis Doyle and Dennis Larios. Dennis Doyle-Introduced representatives from the Partnership. Doyle described Project-preparing parcels for shovel ready businesses and the funding for this Project for owner and Partnership. Has a mortgage when sold the mortgage is paid off and money is used again for another project. To reduce costs and fees-municipality waives fees but the professional fees are paid by the Partnership. Criteria is that the parcel has public water and sewer and can hold a 40,000 to 80,000sq.ft. building. Why this property because it meets the criteria and Saugerties wants Kings Highway shovel ready and Leading Edge has 14.5 acres. Will subdivide off Mullen Construction business. Dennis Larios-Dan Shuster, Town Consultant and Larios office working together. Lot 2 has paved road back to construction business. Lot 1 has 12 acres and has ROW over paved road as does the Armory parcel. The main access is across from Tissel Road. Proposed 98,000sq.ft. building. Deliveries in rear with 5

loading docks and has a drive-in pick up inside building. Has inter-cross road availability on both sides. Can use road to Mullen Construction as a second entrance. Have sufficient parking spaces on side not by street. Parking area is large now but can be scaled down if needed. This is all generic now and when a specific owner purchases will come back to PIBd for their specific and final approval. Has submitted a Stormwater Plan. Has retention area, Tara clean unit and retention pond in back that all leads into stream and to Thruway to Creek and to River. Have a landscaping plan-street trees, plantings for pond area, screening for Thruway, etc. Has lighting plan-foot candle distribution, low level, 13 pole lights, back to back lights. Building is 28ft. and 40ft. at peak. Landscaping will break up massive building. Manufacturing area is 90,550sq.ft. and office is 7,650sq.ft. with 175 paved parking spaces. Keeping existing vegetation between Thruway. Wetland disturbance is less than 1 acre with minimal grading. They will use 5 to 10,000gal. per day from the water supply. Comments: Linda Sasso-what about residence South of this. Larios-Notices went out and owned by Bonded Concrete. Other owners are Adirondack Stairs across the way and Stone Pony Deli. Gaetana Ciarlante-what is process-getting approval for building and is this just for manufacturing and taxes. March Gallagher-explained saying helping unknown user get approvals faster and operating faster, otherwise it could take 18 months for a business to get running. Not restricted but is not residential zoning. This is vacant property and a company coming in can seek a PILOT.

Sasso and Ciarlante-does the Town have input on what goes there, why is Leading Edge not here and Co. Officials are here and is Co. Officials over stepping. Gallagher-explained-creating a place for businesses looking for a place to go and to create an incentive for moving here. Goldberg-does not have a company now, this is laying groundwork so a company can come in and build. Leading Edge is not building now and wondering what the problem is for doing this. Sasso/Ciarlante-not opposed. Larios-Town is involved not just Co. Officials. Gallagher-this is new, Saugerties is a model, wants to capitalize and hope to use this through other counties. Larios-bringing jobs and businesses to area. Andreassen-this is opposite of strong-arm-feeling as this gives the PIBd a chance to review now before and when a company comes back for their own amendments before building. Will make the process shorter then. Will have a public hearing. Josh Randall of CAC-this is fitting in with Open Space Plan-keeping like things clustered together where they should be. Co. Official (Mauro)-Saugerties has lost business chances now having sites ready for businesses who want to come and not spend 18 months planning. Sasso-problem with Officials telling us what goes there and how much input do you have. Officials-just as much as you do. Have companies asking everyday if there is a parcel for them. Andreassen-people have always asked why the PIBd does not plan, well this is PIBd planning. It may look like Officials are running it but they are not. Officials-would like to bring businesses to Saugerties. Gallagher-set up a criteria. Sasso-what about water contamination into streams. Larios-surface water contamination-all water will be treated, go through cleaning process. Standards are getting stricter. Waste water through sanitation. Hopefully this will be a dry use. The business would have to fit in this court.

Ciarlante/Sasso-why does Central Hudson have an interest. Gallagher-C. Hudson is required to help infrastructure for their public service. A motion by Creen, seconded by Furman to close hearing at 8:55p.m. All in favor, none opposed, carried. Discussed

length of approval. No lapse now but going to change and will be 2 years. Andreassen-can ask for an extension. Furman-who is marketing. Gallagher-Development Corp. lists the properties and leads want large buildings and also looks at height of building. Also through Economic Development, etc. Weeks-discussed stormwater under Thruway and if Thruway has a choice. Larios-does not go directly to Thruway. Retention ponds and stormwater plan reduces it before. Weeks-is there a reason why there are no evergreen trees. Larios-there are some, street trees are not usually pine and PIBd has a say and will use any ideas from you. Doyle-trees are not meant to hide building just break up massive look of building. Andreassen-are there any other properties. Gallagher-yes there are some more-if this works can get money back and move on to another. Doyle-seeing more of a roll to get best fit so need more meetings to get everyone together-Towns, Officials, CoPIBd, etc. and discuss. Working on Main Streets, too, to reduce vacancies. Official (Mauro)-this is conceptual and can change. Weeks-if a business comes in and wants this plan and we have approved it then that is it. Larios-that is true. Weeks-is there Bonding for take down once the structure's life use is over. Officials-no. Discussion-Larios-never seen for this. Creen-contract now. Gallagher-has a mortgage on this now. Can foreclose if need and will recoup Co. money. Officials-is a marketing plan. Will forward to UICoPIBd-Larios send maps and PIBd send Application Form, etc. **Sent to UICoPIBd on September 25, 2012**

OLD BUSINESS:

1. Site Plan and Special Use Permit-Amity SolutionsLLC – Schoolhouse Road. Drug and Alcohol Recovery Program. Needs to vote on UICoPIBd recommendations. Discussion on lighting. A motion by Creen, seconded by Andreassen to override lighting using shielded fixtures not flood lights on site plan comments. All in favor, none opposed, carried. A motion by Creen, seconded by Andreassen to accept the UICoPIBd comments on the Special Use Permit. All in favor, none opposed, carried.
2. Site Plan – Michael Piazza-Plans presented by Paul Jankowitz. Discussed DOT letter with their changes to the Site Plan. Will redraft plans and submit. DOT was fine with drainage and curb cuts.

PRE-HEARING CONFERENCE:

1. Lot Line Revision-Douglas and Susan Myer-Warren Myer Road. Plans presented by Susan Myer. Wants to give a strip of land containing a ROW to the adjoining parcel leaving Myer's with 40 acres. A motion by Goldberg, seconded by Creen to declare this a Type II Action. All in favor, none opposed, carried. A motion by Furman, seconded by Creen to waive a public hearing per Section 323. All in favor, none opposed, carried. A motion by Andreassen, seconded by Furman to grant Preliminary Plat approval, waive submission of Final Plat and grant Conditional Final approval pending signatures. All in favor, none opposed, carried.
2. Lot Line Revision-Marie Bing/Thomas Murphy-Blue Mt. Road. Plans presented by Thomas Conrad. Conveying a small parcel from Bing to Murphy making Murphy larger. A motion by Furman, seconded by Weeks to waive a public hearing per Section 323. All in favor, none opposed, carried. A motion by Goldberg, seconded by

Andreassen to declare this a Type II Action. All in favor, none opposed, carried. A motion by Andreassen, seconded by Furman to grant Preliminary Plat approval, waive submission of Final Plat and grant Conditional Final approval pending signatures and payment of fees. All in favor, none opposed, carried.

MISCELLANEOUS:

1. Tower Products-Tower Road-Richard Praetorius-Had Conditional Final approval until Article 78. Has now been resolved and settled in Court. Planted a row of pine trees for line of sight of parking lot. Added a split rail fence and channeled entrance. Screening of trees in front of Greco windows was moved closer to Kings Highway. Changed lights from 3 poles to 2 higher poles for less impact. Attorney Moriello prepared a Resolution for Town Bd and will prepare a Resolution for the PIBd. Post-all parties have agreed to the Stipulation Agreement. Greco's have signed and once Town Bd. has signed then PIBd will sign. A motion by Creen, seconded by Goldberg to approve the amended Site Plan pending the payment of PIBd fees. All in favor, none opposed, carried.
2. Received Zoning Board Materials.

Since there was no further business to discuss, a motion by Furman, seconded by Andreassen to adjourn the meeting at 9:30p.m. All in favor, none opposed, carried.

Respectfully submitted,

Juanita M. Wilsey, Recording Secretary