

PLANNING BOARD
MINUTES FOR DECEMBER 19, 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 7:30p.m. Present were James Bruno, William Creen, Tom Francello, Carole Furman, Howard Post and William Hayes. Absent was George Collins. Chris Round, Consultant and Nancy Campbell, Town Board were present.

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

PUBLIC HEARINGS:

1. Minor- Dave Zurenda-Malden Turnpike-7:33p.m. Applicant is present but surveyor is not-will hold until all are present. Returned and opened public hearing at 9:00p.m. Surveyor still not present but applicant will present map. Access off common drive. Comments: Mike Mac Isaac-was not notified but would like to know where house will be and are there wetlands. Zurenda-showed him in wooded area and some are wet but not wetlands. A motion by Post, seconded by Hayes to close hearing at 9:10p.m. All in favor, none opposed, carried. Needs to show home sites and septic locations, delineate for wetlands and Health Dept. approval for both lots. Needs to hand in receipt cards and write letter to Richard Rothe. Will add to Old business for January 2007 meeting.

2. Major-Shawn DeLisio-W. Saugerties/Woodstock Rd.-Opened public hearing at 7:35p.m.-Maps presented by Shawn DeLisio-18.5 acres subdivide into 5 lots. A house on Lot 4 and on Lot 2 with shallow septic. Has a flag lot due to the 1200ft. ROW rule. No comments. Needs Health Dept. approval on all lots. A motion by Post, seconded by Furman to close hearing at 7: 38p.m. All in favor, none opposed, carried. Discussed access on Lots 3& 4 and has description for encroachment. Needs to name the road with Assessors Office. A motion by Post, seconded by Hayes for a Neg Dec. All in favor, none opposed, carried. A motion by Post, seconded by Hayes to grant Preliminary Plat approval, waive submission of Final Plat and grant Conditional Final approval pending County curb cut, official naming of road, Health Dept. approval and owner's signature on a reproducible map. All in favor, none opposed, carried. Received receipt cards and Seqr. Prepare a Resolution and forward to applicant.

3. Minor-Thomas Lynch-Churchland Rd.-Opened public hearing at 7:45p.m. Maps presented by Jeff Hogan-20 acres -Prior wanted 5 lots now only 2 lots. One common entrance that splits to both lots. Has applied for septic approval and curb cut. No comments. A motion by Post, seconded by Hayes to close hearing at 7:47p.m. All in favor, none opposed, carried. A motion by Post, seconded by Hayes for a Neg Dec. All

in favor, none opposed, carried. A motion by Furman, seconded by Hayes to grant Preliminary Plat approval, waive submission of Final Plat and grant Conditional Final approval pending grade plan for driveway and curb cut approval, Health Dept. approval and payment of fees. All in favor, none opposed, carried. Rec'd receipt cards and Seqr.

4. Major and lot line revision-Gerald Bornschein-Mt. Airy Rd.-Opened public hearing at 7:50p.m. Maps presented by Tom Conrad-Lot 2 was subdivided within 3 years. Selling piece next to it. Move existing house on new lot. Existing septic. Will also add a strip to existing lot. No comments. A motion by Post, seconded by Hayes to close hearing at 7:52p.m. All in favor, none opposed, carried. Need Maintenance Agreement for new lots. A motion by Furman, seconded by Hayes for a Neg Dec. All in favor, none opposed, carried. A motion by Furman, seconded by Post to grant Preliminary Plat approval, waive submission of Final Plat and grant Conditional Final approval pending Maintenance Agreement, payment of fees and owner's signatures. All in favor, none opposed, carried. Received receipt cards and Seqr.

5. Major-Doris & Nicholas Esposito-Malden Turnpike-Opened public hearing at 7:55p.m. Maps presented by Tom Conrad-Two 2 acres lots plus remaining. Remaining lot needs to come back for Health Dept. approval. A motion by Post, seconded by Hayes to close hearing at 8:00p.m. All in favor, none opposed, carried. A motion by Post, seconded by Furman for a Neg Dec. All in favor, none opposed, carried. A motion by Post, seconded by Furman to grant Preliminary Plat approval, waive submission of Final Plat and grant Conditional Final approval pending modification to map that remaining land cannot be built on until Health Dept. approval is received. All in favor, none opposed, carried. Received receipt cards and Seqr.

6. Site Plan-Highland Cliffs / Robert Sherman-Skyline Drive-Opened public hearing at 8:12p.m. Maps presented by Richard Praetorius-50 town house units. Described site plan location, 28 acres, 14 developed and 14 not buildable. There are 5 building lots zoned for duplex buildings that will be in Phase 2. Health Dept. has approved 75 units. Consisting of 10 buildings of 6 units or 4 units, pool house, pool for owners and explained ownership. Comments: Tim Backus, Patrick Reynolds, Bob Aiello and Lou Oliver- all concerned with elevations, flooding (stormwater plan) and blasting. Praetorius-discussed the elevations of 240 and backyards at 170. Also horizontal is 120ft. from buildings. There is water run off today but with the stormwater management plan the water will be directed to a pond for treatment then on the Esopus Creek. This will be a decreased water flow. This will not flood homes-the Engineer is liable if plan does not work. On the blasting, they will be licensed and will have to follow the law. Kim McGuire-concerned with water flow and pond with increasing water into the Creek as the water is higher now and has already flooded out homes in the last two floods. Praetorius-those houses were all in the flood area and explained how water will be released into Creek hours before the floodwaters come down before major peak. Pat Reynolds-concerned with traffic on Skyline Drive and Lamb Ave., only 22ft. wide. Praetorius-traffic study was prepared and continued explaining site grading, blasting and fill so grading will work.

John Serna, Engineer who prepared traffic plan explained he studied SAMA and established heaviest hours to study with keeping other big projects in progress in mind also and studied 3 intersections- Rt. 9W, Rt. 32 and Manor Lane. There is a copy of plan in file for anyone who wants to review the same. Bob Kirzon, Architect, explained 4 or 6 units with 10 buildings all rustic, barn or stable style and will disturb only what needs to be. Will be mostly for weekenders and 55 years of age or older.

Sal Misasi, Sr.-Traffic study did not address Barclay Lane intersection.

Bob Aiello-suggested that cross section of road by adequate and to send to Co. Planning Board for approval. Creen-always need DOT and Co. Planning Bd. approvals on site plans. Karl Pietkiewicz-concerned with no additional roads, discussed real access from Twin Maples and concerned with safety on access now.

Backus-concerned with run-off from roof tops. Praetorius-explained that water will be caught in gutters and piped into system. McGuire-when will water treatment be built and concerned with fast building and liability insurance. Praetorius-build first for erosion and sediment then units built in Phases. Creen-owners or contractor will post bonds for insurance.

Phyllis Silvers-concerned with view shed all the way to creek, pesticides in pond, fill quality, turning radius for fire trucks and school buses, bad curve, test holes for blasting, Greco property drainage pipe has an erosion crack, provide traffic studies for 3 outlets and within development.

Paul Jameson-fire protection, width of road (24ft.wide), Lamb Ave. is only 20ft. wide and 19ft. in some places-how many more cars on Lamb Ave.-700 more cars a day with no sidewalks-bottle necking needs more than one access.

Maps should be sent to fire company and school district.

Donna Greco-speeding traffic-no police protection, safety of children.

Pat Ryan-concerned with accidents, in 2000 Petition to Town for speeding-have posted, nothing was done, just because 55 years and older could have children as Riccardi School is full to capacity and also concerned with blasting and traffic. Who is Highland Cliffs, heard they had problems. Praetorius- explained-developer from Yonkers, not involved with NJ problem. Discussed townhouses-in the \$300 mid price for 55 years and older who have a nest egg, upper end condos for weekenders.

Richard Bodenschatz-do not need high enders, need affordable.

Lindsay Orr-lives on curve and wants the Planning Bd. members to come and look at road. In 23 years a dozen winters where they cannot get up hill and park their cars by him. Karl Pietkowitz-over 55 years will not buy 2 story houses.

Sue Bolitzer-waterfront overlay. Praetorius-have looked at it and not in it-600ft. from Creek. Paul Steinbech-concerned with blasting for basement problems and gutters are pointing at their houses and who will be cleaning the gutters.

Praetorius-the condo organization does maintenance.

Karin Squires, President of Barclay Heights Neighborhood Assoc. -submitted petition of concerns. Creen-will leave this hearing open until January 2007 meeting.

OLD BUSINESS:

1. Minor subdivision and Site Plan-Quick Chek-Rt. 9W and 32Site Plan-Maps presented by Jennifer Porter, Jeff Martell, Bob Vallario, Paul Going. Discussions on Gateway, Seqr. and variances. Martell-have low landscaping added on Rt. 32, sidewalks to parking

lot. Lighting-250 watt fixtures now were reduced and revised architecture-using brick, angled roof and added peak and shingles for a more residential look for Gateway. Received Endangered Species report. Have met with County Planning Bd., DOT – discussed sidewalk connection to buildings. Self-Storage and Quick Chek will leave an area in case of future connection for a through road. Will comply with Brinnier & Larios. Discuss number and size of signs-directional signs, monument type sign and larger sign by Rt. 9W. Decided that applicant should discuss with Building Inspector and maybe get a variance for the number of wall and free standing signs and size of signs. It is DOT's decision with reference to road for number of lanes and widths. County said to look into a signal if need be but they do not feel it is needed. Discussed traffic flow for deliveries off Rt. 32. Furman-is lighting too bright, maybe lower. Creen-part of Co. Planning Bd. review. Martell-could change. Furman-maybe not stay open for 24 hours and lights lower. Bob Vallario-this would invite more problems, want it inviting and safety for everyone and kept minimal lighting on Rt. 32 side. Round thinks they did a good job on lighting. Finishing up Seqr. Gas tanks will be 10 to 16ft. deep, aware of water table so will have a concrete pad on top and bottom of tanks. Will have sensors for leakage on every possible place needed. Discussed fake windows on side to cut big expanse.

2. Major-212 Developers, LLC / South Peak-Rt. 212-Maps presented by Robert Capowski-24 building lots. Construct a Town road through to Cottontail to Rt. 212. Comments discussed were grade of road highest is 10%- more houses on higher dryer land for better septic which is on crest of hill. There are 7 retention ponds on individual owned lots. Development will pay to maintain and develop on one phase. Finishing up SWPPP and need permit for stream disturbance. Submit full long Seqr. Army Corps reviewing wetlands (3 wetlands). Will disturb 1/3 of an acre and will re-create a wetland. Need curb cut updates. Chris Round-discussed access for Lots 5, 6, 7, 8 and 9 grading of 10% slope, can revise and reduce lots for stormwater ponds and there is a lot of roadway maybe you can phase it. Also prove that you will not be flooding Oasis Rd. Capowski-were going to have loops but through road is better. Will have surveyor review Oasis Rd. but feels it is because the culvert pipe should be at 3ft. Round-show Town Hwy. for them to fix. A motion by Furman, seconded by Hayes to have Town of Saugerties Planning Bd. be Lead Agency. All in favor, none opposed, carried.

3. Lot line revision-Robert Kodsi-Patterson Rd.- No representation.

4. Major-JLM Home Developers-Diamond Court- No representation.

5. Site Plan-New York Land Assoc., LLC-Glasco Turnpike- Maps presented by Jason Sasso-Discussed revised plans. Will stamp with Planning Board signature stamp. Sent to County Planning Board. When receive comments will send to applicant and then place on agenda for Old Business.

6. Site Plan-Crowne Management Group, LLC-Rt. 32-Maps presented by Bruce Utter of Praetorius & Conrad. Discussed update of townhouses-Stormwater Plan is finished. A motion by Creen, seconded by Post to send to Brinnier & Larios and to County Planning Bd. for review. All in favor, none opposed, carried. Received elevations. Has a lot of

pine trees throughout the property and will replant some as screening. Discussed extension of road to next property from cul-de-sac between the two owners and make it a Town road. Can landscape the road but not the individual lots.

PRE-HEARING CONFERENCE:

1. Minor-George E. Orlay / Jordan & McClure-Church Rd.-Maps presented by Jordan & McClure-Needs Health Dept. approval and a curb cut. A motion by Creen, seconded by Post to grant sketch approval and schedule a public hearing for January 16, 2007. All in favor, none opposed, carried.

2. Minor-Jesse & Judy Reimer-Rt. 212-Maps presented by George Williams. Subdividing lumberyard. Access is 2 existing drives off Rt. 212. A motion by Creen, seconded by Furman to grant sketch approval and schedule a public hearing for January 16, 2007. All in favor, none opposed, carried. Send instruction letter to applicant and also to George Williams.

3. Minor-Sean Finn-John Shults Rd. – No representation.

4. Lot line revision-Tim Mauro Co., Inc.-Rt. 32-Maps presented by Bruce Utter of Praetorius & Conrad-This is Little Pond subdivision-now a lot line revision to incorporate house. A motion by Hayes, seconded by Furman to waive public hearing per Section 323. 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 owner signature. All in favor, none opposed, carried.

5. Minor-Douglas & Yolanda Smith-Manorkill Rd.-Maps presented by Tom Conrad-Greene County is involved –Catskill lot is half acre with Town of Saugerties lot twice the size of Catskill one. A motion by Creen, seconded by Post to grant sketch approval and schedule a public hearing for January 16, 2007. All in favor, none opposed, carried.

MISCELLANEOUS:

1. Gasland – Site plan- received a signed map.
2. Tom & Valerie Sperl – received 2 signed maps.
3. Peter Kaufman – received 2 signed maps.
4. Tim Mauro – received 2 signed maps.
5. Cohen & Ancona – received 2 signed maps.
6. R.E.A.D. Electric / Beiter-signed revised site plan maps.

Since there was no further business to discuss, a motion by Creen, seconded by Post to adjourn the meeting at 12:00p.m.

Respectfully submitted:

Juanita M. Wilsey, Recording Secretary