

PLANNING BOARD  
MINUTES FOR April 17, 2007

Four (4) 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, Tom Francello, Carole Furman, George Collins, Howard Post, William Creen and William Hayes. Chris Round, Consultant and Nancy Campbell, Town Board were present.

A motion by Post, seconded by Hayes to accept March 2007 Minutes. All in favor, none opposed, carried.

**PUBLIC HEARINGS:**

1. Site Plan-James Uhl-Kings Highway-opened public hearing at 7:37p.m. Maps presented by Tom Conrad-addition to gymnastics building. Parking-1,000sq. ft. more area of stone dust. Did not receive Co. Pl. Bd. comments yet. No comments. A motion by Post, seconded by Furman to close hearing at 7:40p.m. All in favor, none opposed, carried. A motion by Collins, seconded by Hayes for a Neg Dec. All in favor, none opposed, carried. A motion by Creen, seconded by Post to grant Preliminary Final approval, waive submission of Final Plat and grant Conditional Final approval pending Co. Planning Bd. comments and owner's signature. All in favor, none opposed, carried. Rec'd receipt cards and Seqr.

2. Minor-Mae Miller-Augustine Road-Opened public hearing at 7:42p.m. Maps presented by Tom Conrad -15 acres -No comments. Has Health Dept. approval. A motion by Post, seconded by Furman to close hearing at 7:45p.m. All in favor, none opposed, carried. A motion by Collins, 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 fees paid and owner's signature on a reproducible map. All in favor, none opposed, carried. Received receipt cards and Seqr.

3. Minor-Thomas & Barbara Dimino-Old Rt. 32-Opened public hearing at 7:48.p.m. Maps presented by Tom Conrad-10 acres- subdivide Lot 1 off for a building lot. Needs Health Dept. approval. No comments. A motion by Post, seconded by Hayes to close hearing at 8:00p.m. All in favor, none opposed, carried. A motion by Collins, 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 fees paid, Health Dept. approval and owner's signature. All in favor, none opposed, carried. Rec'd receipt cards and Seqr.

4. Site Plan-Highland Cliffs, LLC-Skyline Drive-re-opened public hearing at 8:05p.m. Maps presented by Rich Praetorius-update on traffic and answers that were submitted to Planning Bd. No technical answers yet. Chris Round-are there anymore new comments- so public hearing can be closed -so applicant can start to answer all the compiled questions. Creen-have all concerns that have been stated so far. Aiello-read Resolution on State level reference tax assessment on condos that now each condo will be taxed separately. Round-explained that now the Planning Board has to decide if they have enough information to make a Seqr. determination which should be done tonight and vote on a Neg or Pos Dec. Chazen has reviewed traffic but did not make a review- all comments are being reviewed but not all have been answered. McGuire-concerned with water conditions-treatment pond -is it big enough to treat all the water like after all the rain this past week. Praetorius-yes that is what it is designed for-this storm started Sunday morning and ended Monday night and on Tuesday morning the Esopus crested by dam. The stormwater in the pond would be gone before cresting. McGuire-concerned the pollution would go into Esopus without it being treated. Praetorius-only pond pool being treated-sized to treat pollution levels. McGuire-if closing hearing how can they hear responses. Creen-come to meeting or FOIL at Town Hall. Will be discussed if on agenda at the meeting and you can make comments if you need to add something new but have to close before they can continue. Jennifer Burke-when will studies be able to be reviewed-concerned with fire hydrants. Creen-you will get information at their next meeting. Tim Backhaus-concerned with gallons per minute with fire hydrants-no answers month after month. Creen-this concern is being reviewed-the Planning Bd. members are listening, it is all being reviewed. Backhaus-usually you get answers before...Phyllis Silver-you are ignoring comments so you cannot close. Round-this is the 4<sup>th</sup> evening, it is not a debate, concerns are given and then they need to be answered. Silver-gave handout on traffic problem-the second study p. 3-no mention of crash rate on Rt. 9W and 32, construction trucks back and forth, cars leaving and coming from condos-the report is not true when it says no impact. Also p.4 says 60 units not 70. Praetorius-originally it was 75- 5 lots have approval for one duplex that is 10 units and after regarding have 50 lots so a total of 60 units. Silvers-concerned with school children with 25 extra for a bus plus added to schools -where it says bus will go all the way up and turn around at Highland Cliffs - Well: the curve is the problem for buses to go up. McGuire-grading is more than 10%. Burke-heard from Paul Jameson about the hydrants. Silvers-existing concerns with pipes working now. Round-all these concerns are known. Smedek-have they considered adding another way out. Praetorius-needs agreement with other property owners, access for Town water, grades are steep onto Barclay Lane and Twin Maples is long and expensive. All are concerned with horrendous traffic thru Barclay Heights - SAMA study was done. McGuire-more construction projects have been done since that study. Anna Bromowitz-30 years ago there was a fire and with all emergency vehicles they could not get out of their driveways for 2 hours. Silvers-Karl Peckowitz would agree to sell a piece for access and what about thru Twin Maples II. Praetorius-looking into that. March Gallagher-representing Silvers-submitted letter-wants Planning Bd. to deny project special use permit per over 1200ft. ROW rule with more than 20 building lots, fails in sewer and water, traffic, water pressure-single family homes should be built. Also wants to keep public hearing open so she can review Brinnier & Larios' recent

letter. Silvers-Road legally needs a cul-de-sac. Creen-we know-what to do next-close the hearing? A motion by Creen, seconded by Collins to close hearing at 8:55p.m. All in favor, none opposed, carried. Collins-discuss scooping. Bruno-review Seqr. and next meeting do a Pos Dec. Round-will prepare. Hayes-why not leave hearing open-try for another road and review Gallagher's letter. Collins-we all have same opinion but have to close before answers are presented. Explained Part I, etc. of Seqr. form and what needs to be done.

#### OLD BUSINESS:

1. Major-Hilton Wilson-Rt. 32-Maps presented by Richard Rothe-10 acres-existing house with 3 additional lots. Addressed Chazen comments. Need curb cuts and Road Maintenance Agreement. Discussed Brinnier & Lario's letter of April 17, 2007. A motion by Post, seconded by Collins for a Neg Dec. All in favor, none opposed, carried. A motion by Post, seconded by Collins to grant Preliminary Plat approval, waive submission of Final Plat and grant Conditional Final approval pending receipt of Road Maintenance Agreement, DOT curb cut approval, additional culvert pipe, fees paid and owner's signature. All in favor, none opposed, carried. A motion by Creen, seconded by Hayes addition of more conditions for Conditional Final pending resolution of Town Engineer letter dated April 17, 2007 to comply with new Town Road Regulations. All in favor, none opposed, carried. Richard Rothe will call Town Engineer.  
\*\*On April 23, 2007, found out that they do not have to comply with new Town Road Regulations. \*\*\*

2. Major-JLM Home Developers-Diamond Court-Maps presented by Richard Rothe-17 acres subdividing into 4 lots. Discussed 50ft. wide ROW, grading, stormwater and road improvements. Discussed Town Engineer letter dated April 17, 2007. Needs Health Dept. approval and a Road Maintenance Agreement for the 4 new lots. Discussion on a road agreement with the existing parcels. Tom Schlegel who owns property at the beginning of Diamond Court has concerns with road and seems interested in joining Road Maintenance Agreement, he is the one who keeps up the road. Schlegel says Waste Management and Turco water refuse to pick up on Diamond Court and that the ambulance got stuck one time and when improved concerned about drainage. Discussion on this road improvement meeting new Town Road Regulations. Lou Parisi said this pre-dates new Regulations. Round-Town Board said if you are in process you have to comply. A motion by Post, seconded by Hayes for a Neg Dec. All in favor, none opposed, carried. A motion by Collins, seconded by Hayes to grant Preliminary Plat approval, waive submission of Final Plat and grant Conditional Final approval pending conditions of Town Engineer resolving plans to comply with Town Road Standards as far as 2 inches of asphalt. All in favor, none opposed, carried. Collins-concerned with negative grade from intersection. Furman-questioned asphalt part of new Town Regulations. Richard Rothe will check with Town Engineer on new Town Road Regulations. \*\*On April 23, 2007 found out that they do not have to comply with new Town Road Regulations. \*\*

3. Major-Glasco Turnpike Operating, LLC-Glasco Turnpike-Maps presented by Michael Moriello and Bruce Utter-Received SPEDES permit and discussed Resolution.

Francello-question on how to rate all developments concerning schools. Round-no correct answer that is why a moratorium to check the impacts. A motion by Creen, seconded by Collins to accept Resolution as written. All in favor, none opposed, carried. Will file Resolution with Town Clerk tomorrow.

4. Minor and Lot line revision-Quick Check – Rt. 9W & Rt. 32- Maps presented by Jennifer Porter and Jeff Martell, Bob Vallario and Chuck for Traffic- Wants to address final issues for approval for subdivision and site plan. Discussed Ulster Co. Planning Bd. comments-they want cross access to adjoining lots. Changed distances between building and gas pumps. Changed size of free stand monument-reduced height and made longer. Discussed lighting, stop signs and no traffic light. Discussed inter-connection crossing-applicant does not wish to do this because on one side is storage units and other is residential. Creen-the SAMA study requested this so you need to indicate easement on the map showing it for future use at both North and South sides. Applicant agrees and will indicate the access easement. On traffic-Bill LaRosa confirms with findings at impact and no light on 9W or 32. Revised Resolution on page 4, item I needs to be revised for easement wording and then Planning Board can sign. A motion by Creen, seconded by Bruno to approve Resolution as amended on April 17, 2007. Chazen will forward to Planning Bd., sign it and Planning Bd. will forward to Jennifer Porter. All in favor, none opposed, carried.

5. Minor-Rt. 212 Developers / South Peak-Rt. 212-Maps presented by Robert Capowski-Status-DOT still under review. DEC still in review-stream disturbance. Army Corps was submitted for flagging. Town Eng. Reviewing drainage for Osnas Lane and structure on Cottontail Rd. Will put in 24in. pipes for Osnas Lane and improved drainage. Cottontail Rd.-road topped-asphalt overlay and updating pipe. Discussed letter to Planning Bd. dated April 17, 2007 from Dewkett (did not receive yet). Wetlands have been flagged and need Corps to approve. Will comply with Ulster Co. Pl. Bd. comments. Lot 13 has been eliminated. Mark Pisani-speaking for neighbors – all concerns seem to be answered except for Cohen still issues with the 3 houses above him. Creen-will berm that area. Capowski-will dig a ditch if neighbors want but not getting involved any deeper. Pisani-Town should maintain. Planning Bd. discussed a Pos or Neg Dec. A motion by Collins, seconded by Hayes for a Neg Dec. All in favor, none opposed, carried. Creen-there are a lot of conditions for approval. A motion by Post, seconded by Bruno to grant Preliminary Plat approval, waive submission of Final Plat and grant Conditional Final approval pending curb cut approvals, Town Eng. Stormwater approval, Wetland delineation, Health Dept. approval, stream disturbance permit, construction of off-site drainage improvement in conjunction with Town Eng. And Town Highway and Town Bd. approval of Stormwater Management District. All in favor, none opposed, carried. Chazen will complete Neg Dec for signature.

6. Site Plan-Tim Morgan-Rt. 32-Maps presented by Tom Conrad-Revised-showed 30ft. wide inter-connection access easement between store lot and lot to the South. For drainage on corner have Town Highway and applicant work together on a closed system. DOT said to improve curb cut. Tree planting revised. Creen-he is operating illegally now so issue a building permit so he can work on it but needs to get a curb cut approval.

Need letter from Praetorius & Conrad to Building Inspector stating Planning Bd. will allow to proceed but needs DOT curb cut approval per DOT suggestions. A motion by Post, seconded by Hayes to grant Preliminary Plat approval, waive submission of Final Plat and grant Conditional Final approval pending the addition to map showing cross easement to South side parcel and owner signature. A motion by Creen, seconded by Post to override Co. Planning Bd. condition with reference to curb cut on People's Road. All in favor, none opposed, carried.

7. Site Plan-Crowne Management Group, LLC-Rt. 32-Maps presented by Bruce Utter-Revised and discussed comments from Chazen and Brinnier & Larios letter dated April 10, 2007 on stormwater. Has Health Dept. approval. Will add to map: 3 Resso lots and NOTES, landscaping with new conifer trees and added street trees on each lot. Discussed Co. Pl. Bd. comments-inter-connections and looping and water lines. No sidewalks or lighting. No recreation on site. Planning Bd. will over ride lighting, recreation and pedestrian access. Discuss community lighting and will talk to owners. Tree size should be 8 to 9ft. high. A motion by Creen, seconded by Furman to override Co. Planning Bd. comments on Recreation and Pedestrian access. All in favor, none opposed, carried. Collins-on lighting suggested uniformed lamp posts on each lot. Stormwater Management District is ready to be reviewed. A motion by Collins, seconded by Hayes to grant Preliminary Plat approval, waive submission of Final Plat and grant Conditional Final approval pending curb cut approval, stormwater approval and submission of lighting detail. Utter will revise Resolution.

8. Minor-George Berger-Stoll Road-Maps presented by Tom Conrad-has an existing residence with Lot 2 of 4 acres being subdivided. Needs Health Dept. approval.

#### PRE-HEARING CONFERENCE:

1. Major-Al Varrone-Rock Maple Road (Twin Maples)-no representation-will forward Chazen review notes and a letter to applicant.

2. Lot line revision-Eugene Schwartz-Bostan Road-Maps presented by Tom Conrad-Add Parcel A to Star Olsen-might have to revise lot line revision line. A motion by Bruno, seconded by Hayes to waive public hearing per Section 323. All in favor, none opposed, carried. A motion by Collins, seconded by Post to grant Preliminary Plat approval, waive submission of Final Plat and grant Conditional Final approval pending submission of a reproducible map signed by owner. All in favor, none opposed, carried.

3. Major-Richard Syracuse-Rt. 32-Maps presented by Tom Conrad. A 5 lot subdivision-access off Rt. 32. Will stay away from wetlands. Discussed on site water and sewer. Need to flag wetlands. Has topo. Submitted to Army Corps of Engineers. Discussed private road and moratorium. Meets basic requirements. Will do a minor subdivision if moratorium is approved. A motion by Post, seconded by Furman to grant sketch approval and schedule a public hearing on May 15, 2007. All in favor, none opposed, carried.

4. Minor-Julius & Eleanor Minsky-Houtman Rd.-Maps presented by Tom Conrad--Lot 1 has existing house with 2 acres and Lot 2 will have 7 acres. Needs curb cut and Health Dept. approvals for new lot. Mark wetlands. A motion by Post, seconded by Furman to grant sketch approval and to schedule a public hearing for May15, 2007. All in favor, none opposed, carried.

5. Minor-Nancy Boreman-Artists Lane-Maps presented by Tom Conrad-next to landfill. Lot 2 is 41 acres and subdivide 4 acres. Needs Health Dept. approval. A motion by Creen, seconded by Hayes to grant sketch approval and to schedule a public hearing for May 15, 2007. All in favor, none opposed, carried.

#### MISCELLANEOUS:

1. Douglas & Yolanda Smith-Manorkill Rd.- A motion by Creen, seconded by Bruno to update and re-sign maps. All in favor, none opposed, carried.
2. Character Unlimited, LLC-Maps presented by Thomas Lynch - A motion by Creen, seconded by Collins to update and re-sign maps. All in favor, none opposed, carried. Received 2 signed maps.
3. Sean Finn – John Shults Rd. -received 2 signed maps.
4. Wallace Sife–updated maps that were filed in 2004 that showed lines to be deleted and now his Bank want a map filed with no deleted lines showing-received 2 signed maps.
5. Jesse & Judy Reimer-received 2 signed maps.
6. Robert Rudolph – received 2 signed maps.
7. Joseph Zibella – received 2 signed maps.
8. David Zurenda – received 2 signed maps.
9. Received February and March Zoning Minutes on April 5, 2007.

Since there was no further business to discuss, a motion by Bruno, seconded by Creen to adjourn the meeting at 12:30p.m.

Respectfully submitted:

Juanita M. Wilsey,  
Recording Secretary

NOTE: These minutes for approval were proposed based on the writers interpretation of discussions held at the meeting, and amended as deemed appropriate under the direction of the Planning Board Chairman.