

TOWN OF SAUGERTIES PLANNING BOARD

Saugerties, New York 12477



PLANNING BOARD MINUTES NOVEMBER 16, 2004

Five 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 7:40p.m. Present were William Brandt, William Creen, Carole Furman, Howard Post, George Collins and James Bruno. Absent was John Rinaldo. Chris Round, Consultant, was present.

A motion by Post, seconded by Collins to accept October 2004 Minutes. All in favor, none opposed, carried.

PUBLIC HEARINGS:

1. Major-South Peak / 212 Developers-Rt. 212-Opened public hearing at 7:41p.m.-Maps presented by Richard Rothe-41 lots, single family homes, access off town spec. road from Rt. 212 and Cottontail. All loop roads, no cul-de-sacs. Wetlands are delineated-storm water study in review with 3 ponds for run-off. When complete the neighbors should benefit with less flooding than they have now. Has set backs and septics are in process of being approved. Lot number could be reduced. Comments as follows:

Mark Pisani-spokes person for neighborhood-discussed concerns with water run-off, Well problems some neighbors had to dig new Well due to two new homes built, flooding issues now so this will make more flooding problems, how many ponds will it take, what is the size of houses, there is natural water running now, Wells are shallow and some are sulphur.

Rothe explained that all houses and driveways are taken into consideration when preparing EAF and storm water report.

Pisani- what about the Army Corps Rothe- wetlands have been delineated, a letter is being drafted to the Army Corps to come and visit site.

Pisani-what about the community property set aside. Rothe-2 acres remain open space and will have an access to pond. Homeowner's Assoc. will own.

Pisani-how much profit will you receive and what is the price of the lots and houses.

Rothe-Will do market research, that is not the engineering aspect of this project.

Pisani-reviewing the long EAF you submitted: On land formations, no lands formations what do you call the cliffs on the property. Rothe- they are ledges. Pisani-noise pollution, Well testing.

Rothe-no noise ordinance in Saugerties and will test and monitor Wells and maybe neighbors as well. Pisani- what about community services like fire trucks, ambulances. Rothe explained fire company right down the road.

Pisani-Traffic addition and speed and site distance. Rothe-the traffic study showed no significant impact and Town Engineer will review this report. DOT is reviewing Have neighbors asked for a reduction of 55 speed limit that would be better then just one person. Have no problem with that.

William Bivins-there is a 26 inch culvert on Onsas Lane that floods and is fast running water. Rothe-that is a stream and would need a stream crossing permit to do anything with that. Can try and work with Town to correct it. This project should not have impact on that. The drainage study will have many people reviewing it. Thinks this will improve the situations out there now. Jack Clarke-lives 50ft. from Rt. 212 and traffic is dangerous now-80 more cars twice a day is significant with 55mph speed.

Creen-State DOT would have to approve and all agencies are reviewing the studies.

Mark Cantor-said it is only zoned for 2 acre parcels because there are a lot of wetlands and cannot be developed. The 5 lots along his property line are right next to the wetlands.

Rothe-explained wetlands regulations.

Cantor-wants wildlife to be preserved, there is a family of bear and deer on that property, does not want all the trees taken down.

Rothe-will leave as much area wild as possible.

Jeff Cohen-flooded all the time. What agency can stop this. This is above us and will only make things worse. Have only lived here for 6 months and if he knew that would not have moved here.

Creen again explained run-off and pond theory that will control run-off.

Pisani-what about the Wells. Creen-Well will be tested.

Bivins-Wells are very shallow, not deep Wells all run-off water.

Deb Zucker-provided flooding pictures. Water table is high. Her Well has been contaminated by deer. Her Realtor said that property could not be developed. What about traffic safety.

Creen-this is a Town road and cannot be widened.

Zucker-use Cottontail as only an emergency access.

Rothe-that would be fine.

Creen-fire roads would need a chain across.

Joann VanSickle-there is solid rock in back of her. Would drilling Wells damage her foundation.

Creen-no problem should be OK.

Cohen-now with one entrance more traffic problems, some agency should be able to stop this.

Creen-DOT will look at site distance.

Pisani-what is next step. Can they have an extended time period if they hire an attorney so he can review this material.

Consultant- you can certainly do that. Creen-Cannot extend time you will have all the time it takes for all the agencies to review material and the Planning Board to make its decision.

A motion by Post, seconded by Furman to close the hearing at 8:50p.m. All in favor, none opposed, carried. Did not receive receipt cards.

2. Minor-Lanah Scheffel-Rt. 32-Cafaldo Drive-Opened public hearing at 8:51p.m.-Maps presented by Lanah Scheffel-subdividing a flag lot. No comments. A motion by Post, seconded by Bruno to close hearing at 8:52p.m. All in favor, none opposed, carried. A motion by Brandt, seconded by Bruno to grant a Neg Dec. All in favor, none opposed, carried. A motion by Brandt, seconded by Bruno to grant Preliminary Plat approval, waive submission of Final Plat and grant Conditional Final approval pending owner's signature and a reproducible mylar. All in favor, none opposed, carried. Received receipt cards and Seqr.

3. Minor-Adolph Dunsing-Rt. 32A-Opened public hearing at 9:00p.m. Maps presented by Tom Conrad-this was the old High Spirits Bar & Grill-commercial-wants to put restaurant on 1 acre

and house on 2 acres. Divide commercial and residential. Has access, septic. No comments. A motion by Post, seconded by Bruno to close hearing at 9:01p.m. All in favor, none opposed, carried. A motion by Brandt, seconded by Post for a Neg Dec. All in favor, none opposed, carried. A motion by Brandt, seconded by Collins to grant Preliminary Plat approval, waive submission of Final Plat and grant Conditional Final approval pending owner's signature and a reproducible mylar. All in favor, none opposed, carried. Received receipt cards and Seqr.

4. Major-Thomas & Alice Chahanovich-Rt. 32-Glasco-Maps presented by Tom Conrad-this was an approved major subdivision within three years. Subdividing Lot 2 off now. Comments as follows: Tom Francello-Question on drainage plan that was to be done last time.

Conrad-not aware of it. Francello-Discussed with Building Inspector that they provide a drainage plan. Should it be done for the whole project or just piece by piece. When test holes were done they hit water, high water table.

Francello submitted pictures for the file.

Conrad-will discuss with Engineer. They are not increasing water on the site.

Francello-they hit a spring when they built last time.

Tim Mauro-the house is consuming area where water would have been. He is on public water.

Conrad-but he chooses a Well.

Brandt-do a drainage plan to keep storm water on that site and not onto Francello.

Francello- the driveway too. Francello pumps from his foundation to a pond to DOT ditch with permission. Conrad: Will have Engineer review.

There is a natural swale and house is being built right where swale is. A motion by Post, seconded by Bruno to close hearing at 9:20p.m. All in favor, none opposed, carried. Received receipt cards.

5. Major-Susan Bach / John Mullen-Woodstock./W. Saugerties Rd.-Opened public hearing at 9:20p.m.-Maps presented by Thomas Conrad-old Ridge Runners Rod & Gun Club-3 lots approved May 2003 now subdividing Lot 1 into Lot 1A and 1B. Using as an office.

Comments as follows: Rosa Lee Charpentier-a few months ago was a 3 lot subdivision, there is toxic waste dumped and buried there-paint, chemicals, fiberglass, tires, etc. Neighbors are opposed of this and wants it investigated. Concerned with water table. She gave a letter from Jeff Byrd.

Conrad: Last time this was not in the plan. Subdividing for family member.

Charpentier-they have not cleaned property up yet.

Conrad: Industrial property. Once they get project going it will be cleaned up. Did you talk with Building Inspector to come and review.

Charpentier- No, was told that Mullen owns the town. He is still using as industrial and will not be marketable as residential.

Planning Board will write a letter to Building Inspector for him to review the property for toxic waste. A motion by Post, seconded by Bruno to close hearing at 9:35p.m. All in favor, none opposed, carried.

Applied for a curb cut approval for Lot 1B which has an easement over to back lot if curb cut is not approved. A motion by Post, seconded by Bruno for a Neg Dec. All in favor, none opposed, carried. A motion by Brandt, seconded by Post to grant Preliminary Plat approval,

waive submission of Final Plat and grant Conditional Final pending owner's signature, mylar and fees paid. All in favor, none opposed, carried. Received receipt cards and Seqr.

OLD BUSINESS:

1. Major-Frank Villa -Dave Elliott Road- A letter was sent to the Planning Board from William and Eliner Trumpbour with reference to the Kingston Commons right-of-way that was not delineated on this major subdivision. This is a right-of-way that they and a few neighbors use to get to their property and is in their Deeds. A motion by Brandt, seconded by Furman to amend the Conditional Final approval on October 19, 2004 to state to identify the Kingston Commons right-of-way on the subdivision map in total and place a NOTE on map that references such delineation. All in favor, none opposed, carried. Will provide surveyor with a copy of Deed.

2. Major-Glasco Ponds / Joe Scharf-Glasco Turnpike-Maps presented by Richard Praetorius-Update - the following are in process: Part 1 of EAF, school district notified, historic preservation, Army Corps and water and sewer infrastructure. Has not heard from Town if taking over storm water maintenance. Will ask DEC who will be maintaining it.

3. Major-Richard Syracuse-Rt. 32-Saxton-Maps presented by Dan Schuster. Wants a 29 cluster lot subdivision with preserving open space. Discussed open space if stay in Syracuse's name with restriction of usage or home owners should own. If not will have to be ½ acre lots. Went to ZBA for area variance for sensitive overlay-agricultural. The ZBA was lead agency but due to their limited ability now Planning Board is lead agency. Had a public hearing in June or July with ZBA for an area variance. Also needs a Neg Dec on the long EAF from the Planning Board. Discussed a combination public hearing so both Boards can hear the public's concerns before making a recommendation on Seqr. Will set a hearing for December 6, 2004 at 7:30p.m. which is the ZBA's regular meeting night. Planning Board will advertise in the Post Star. Also Karla Ellia provided a letter stating that prehistoric elephant fossils were found in 1933 and suggested a Phase 1 study be done. Syracuse cannot do any building but can do test holes, etc.

4. Site Plan & lot line revision-Ronald & Donna Beiter-Rt. 32-Maps presented by Tom Conrad-Needs referral to County Planning Bd. Has eliminated the parcel in question with James O'Reilly and ZBA so this question is null and void. The Zoning Board will rule on the interpretation. Run off will be collected and will add a filter system. A motion by Brandt, seconded by Post to refer this to the Ulster Co. Planning Bd. and to schedule a public hearing for December 21, 2004. All in favor, none opposed, carried.

5. Minor-David Whitaker-Mt. Airy Rd.-Maps presented by Tom Conrad. No septic and did not look up aqueduct. Lot 1 and Lot 2 are common ownership. Will add Lot 1 to his property and other lot will NOT BE A SEPARATE BUILDING LOT. A motion by Creen, seconded by Furman to waive a public hearing per Section 323. Brandt abstained. Motion carried. A motion by Creen, seconded by Furman for a Neg Dec. Brandt abstained. Motion carried. A motion by Creen, seconded by Post to grant Preliminary Plat approval, waive submission of Final Plat and grant Final approval. Brandt abstained. Motion carried. Received Seqr.

6. Major-Dennis Russell & James Russell-John Carle Rd.-Maps presented by Tom Conrad- this is a realty subdivision. In process of Health Dept. approval. Does not need full drainage study just erosion control. Needs Bond for road. A motion by Brandt, seconded by Post for a Neg Dec. All in favor, none opposed, carried. A motion by Brandt, seconded by Collins to grant Conditional Final approval pending Health Dept. approval and Town Engineer review and the conditions set forth at the May 18, 2004 meeting. All in favor, none opposed, carried. Received Seqr.

PRE-HEARING CONFERENCE:

1. Lot line revision-Eva Sweeney, Bruce & Kim Meiswinkel and Theresa Freligh AND adding Naccarato's parcel AND amend site plan / H.I.T.S. -Washington Ave.-Maps presented by John Eickman. Amended site plan and 4 lot line revisions. Amend site plan to show new 50 space RV parking, new barn building, a warm up ring, another access to Grand Pre ring which includes a bridge, new food service building which is the old Vet building being relocated and building permanent barns where temporary tents were. Drainage has all been included with first Phase of project. The lot line revisions include the backyards of the next 2 lots, the whole lot next to the school property and another lot by main entrance. The zoning stays with each lot. If zoning is being used differently, they will need a zoning change or ask for a temporary permit. Discussed the traffic sign on Rt. 9W only during shows and a direction sign on Turnpike. A motion by Brandt, seconded by Post to schedule a public hearing for December 21, 2004 for amended site plan and lot line revisions. All in favor, none opposed, carried.

2. Minor-Angelo & Rosemary Sasso-Bonavita Lane-Glasco-Maps presented by Michael Vetere-Town maintained road. Road has 1 inch water line down it and on list to be upgraded to 8 inch. Will the 1 inch sustain until it is upgraded. Should have a hydrant being it is a dead end. Needs a letter of approval from Glasco Water Dept. A motion by Brandt, seconded by Post for sketch approval and to schedule a public hearing for December 21, 2004. All in favor, none opposed, carried.

3. Minor-Edward Martino III- Pauline Lane off Rt. 32-Maps presented by Michael Vetere-has existing sewer and is in district for water but no line yet. Show insert for visual location to Rt. 32. A motion by Brandt, seconded by Bruno for sketch approval and to schedule a public hearing for December 21, 2004. All in favor, none opposed, carried.

4. Minor-Jules and Eleanor Henkel-High Falls Rd.-Maps presented by Ellie Henkel-Property is on intersection now subdivide with road as property line. Has curb cut. Survey of smaller piece. A motion by Brandt, seconded by Post for sketch approval and to schedule a public hearing for December 21, 2004. All in favor, none opposed, carried.

5. Major-Meredith Clarke Ltd. / Ed Fetzer-Twin Maples-Rte 9W- Glasco - Lot 16 & Lot 17- Maps presented by Ed Fetzer- 2 Major subdivisions-each into 3 parcels. Will have a home owner's association. Already had a public hearing with the whole Twin Maples project. A motion by Creen, seconded by Post to waive public hearing due to previously approved lots. All in favor, none opposed, carried.

6. Lot line revision-Norman Risdal-Dutchtown Rd.-Maps presented by Norm Risdal-A motion by Brandt, seconded by Post to waive public hearing per Section 323. All in favor, none opposed, carried. A motion by Brandt, seconded by Bruno for a Neg Dec. All in favor, none opposed, carried. A motion by Brandt, seconded by Post to grant Preliminary Plat approval, waive submission of Final Plat and grant Final approval. All in favor, none opposed, carried.

7. Site Plan-LoDolce Machine Company-Malden Turnpike-Maps presented by Tom Conrad-add a new building. Revision of September 21, 1993 approved site plan. Needs Ulster Co. Pl. Board approval. The drainage has not changed from 1993. A motion by Brandt, seconded by Post to waive public hearing per Section 323. All in favor, none opposed, carried.

8. Minor-Kevin & Corine Goering-Ralph Vedder Rd.-Maps presented by Tom Conrad-Has 52 acres. As 50ft. wide private road. Needs Health Dept. approval. A motion by Brandt, seconded by Furman to grant sketch approval and schedule a public hearing for December 21, 2004. All in favor, none opposed, carried.

MISCELLANEOUS:

1. Vanessa Hospitality / Saugerties Inn - Update maps. A motion by Brandt, seconded by Post to authorize to update maps for a swimming pool which was approved in May 2003.
2. Maurice Hinchey-received 2 signed maps.
3. John Ingrassia-received 2 signed maps.

Since there was no further business to discuss, a motion by Post, seconded by Bruno to adjourn the meeting at 12:45p.m. All in favor, none opposed, carried.

Respectfully submitted,



Juanita M. Wilsey
Recording Secretary