



PLANNING BOARD MINUTES  
FOR MAY 17, 2016

Creen lead the Pledge of Allegiance.

Five public hearings were scheduled for this meeting and the public was invited to come forward to examine maps and ask questions. Howard Post, Chairman, opened the meeting at 7:33p.m. Present were Howard Post, Kenneth Goldberg, William Creen, Paul Andreassen and Daniel Ellsworth. Absent were Len Bouren, Carole Furman and Michael Tiano. James Bruno, Liaison, was present. MaryAnne Wrolsen, CAC, was present. Dan Shuster, Consultant, was present.

A motion by Goldberg, seconded by Creen to accept the April 2016 Minutes with correction to add change “zoning change” to “zoning variance” to Cellco Tower matter. All in favor, none opposed, carried.

**PUBLIC HEARINGS:**

1. Minor-Misty Lucas-Glasco Turnpike. Plans presented by Misty Lucas. Public hearing re-opened at 7:34pm. Has 38 acres wants to retain 2 acres and sell remainder. Revised plans now show wetlands. There was a question last month on boundary lines. Don Brewer, surveyor, used her deed and Catius deed and they both match. Comments: Catius-was confused because the public hearing notice letter said lot line revision not minor subdivision. Also someone placed rocks on property line and does not match-off about 2ft. And the stakes that she put in are gone. Post-the survey has line in correct place. Catius-survey of over all property, surveyor took pre-existing lines and used to put new subdivision line in. Lucas-has indicated where stakes are and the rocks there so Catius does not keep mowing on their property. Catius-now I cannot mow on my property and not trying to take their property. A motion by Creen, seconded by Andreassen to close the hearing at 7:40pm. All in favor, none opposed, carried. Goldberg-the wetlands, septic and wells on plans. Lucas-yes. A motion by Goldberg, seconded by Andreassen to approve the subdivision with all usual Conditions. All in favor, none opposed, carried.

2. Site Plan-Catello Viviani/Alessandro Viviani-Hideaway Lane. Plans presented by Alex Viviani on behalf of his father. Opened public hearing at 8:43pm. A single family into a two family building. Has 6 parking spaces-3 on one side and 3 on the other side. Has Health Dept. approval for 4 bedroom septic system. Will give a copy for files. Shuster-there is a garage for 2 cars because the 3 on one side and the 3 on the other side makes it too narrow to drive between. Viviani-yes. No comments. A motion by Goldberg, seconded by Andreassen to close hearing at 7:50pm. All in favor, none opposed, carried. Shuster-can you combine the 2 lots. Andreassen-they are selling all as

one. If they combine them, it will still be small. Andreassen-no expansion of building is being planned and septic is only question. Viviani-the septic straddles the line. Shuster-significantly under sized lot. Creen-go to County building and see where septic is. They have a map showing them all. Viviani-Mr. Beesmer said septic was okay. Ellsworth-do you have a buyer. Viviani-yes, 2 sisters living side by side. Andreassen-cannot force applicant to combine. Goldberg-in future hard to sell with septic not on the parcel they are buying. Ellsworth-it is a small and old lot. Andreassen- contingent on selling, buyer wanted legal 2 family house. Shuster-if they fix this now all the better. Andreassen-place a NOTE-not a separate building lot. Viviani-did not want to do in case buyer wants to reconfigure themselves. Shuster-Lot 3 should not be a separate building lot. A motion by Andreassen, seconded by Goldberg to approve the site plan with the restriction no construction of a building on Lot 3 and all usual Conditions. All in favor, none opposed, carried. Will have surveyor place a NOTE on plans stating that “no construction of a building on Lot 3”.

3. Minor-Frank Ferrendino-Band Camp Road. Plans presented by Dan McCarthy of Praetorius & Conrad, P.C. Opened the public hearing at 8:02pm. Same sketch plan. Met with clients and discussed the width of ROW. They want to stay with 20ft. at this point. No comments. A motion by Goldberg, seconded by Creen to close hearing at 8:04pm. Creen-what is length of ROW. McCarthy-630ft. Post-the main issue with width is in case they develop the back lot and if so will come back to PIBd. Creen-rural road is 18ft. for small subdivision. Shuster-there are standards for Fire Code-unobstructed 20ft. And over 500ft. needs a turnaround. Town Enforces Town and State Law. McCarthy-discussed turnaround and wants it where it is now. Shuster-not for a driveway. Andreassen-are there steep slopes. McCarthy-no not until a ways in-15ft. Is the worst. Andreassen-driveway hs been in existence and is new one greater. Building Inspector would check. Ellsworth-can be subject to making driveway safe. A motion by Ellsworth, seconded by Andreassen to approve the subdivision with stipulation that Building Department take special note to driveway and obtain information from the Fire Department. All in favor, none opposed, carried.

4. Minor-KMAB Properties, LLC-Glasco Turnpike. Plans presented by Thomas Conrad. Opened the public hearing at 8:12pm. Same plan as last month. Has NOTE on map for Health Dept. This is 2 parcels separated by Glasco Turnpike. Shuster-on South side show septic and well. Conrad-no does not know where it is and people are living there. Shuster-there is no solution if a problem and water side parcel is sold off. Conrad-they are separated by Glasco Turnpike. Ellsworth-cannot borrow under road. Shuster-it has been done and would eliminate problem now. Ellsworth-is possible now to get on small parcels with modern new systems. Conrad-this is an old stone house. Shuster-sensitive by creek. No comments. A motion by Creen, seconded by Ellsworth to close hearing at 8:22pm. All in favor, none opposed, carried. Discussion on 2 parcels being separated by a road. Post-has been existing for 200 years and there are situations like this all over the Town. Andreassen-PIBd has approved this 2 years. ago. Goldberg-what can be done. All-can pump or go under road. A motion by Ellsworth, seconded by Adreassen to approve subdivision with a Condition to have a NOTE on plans that not to be sold as a separate building lot without Health Dept. approval. All in favor, none opposed, carried.

5. Minor-Randy Post-Manorville Road. Plans presented by Dan McCarthy. Opened public hearing at 8:25pm. Has Lot 1 of 4 acres with Lot 2 remaining 71 acres. Access by a 50ft. Wide ROW across Lot 2 to Lot 1. No comments. A motion to close hearing at 8:26pm. All in favor, none opposed, carried. Discussion on why the lot was cut out that way. McCarthy-it has a clearing, the perk test was fine and it is where the applicant wants it. Ellsworth-the ROW is over 1200ft. long so needs a turnaround in 500ft. intervals. As long as cars can pass each other. A motion by Ellsworth, seconded by Andreassen to approve subdivision with the Condition that the Code Enforcer approve a turnaround on ROW. All in favor, none opposed, carried.

#### OLD BUSINESS:

1. Seqr. Review-Amalicia Addrizzo/Cellco/Verizon-Schoolhouse Road. Shuster-prepared the Neg Dec as discussed at last month's meeting. Need to approve, sign and forward to ZBA. Wrap up Seqr. Now. Post-voted on last month. A motion by Goldberg, seconded by Andreassen to approve Seqr. based on information in the Negative Declaration Document. All in favor, none opposed, carried.

2. Site Plan-Saugerties Self-Storage-Rt. 9W and Rt. 32S. Has Conditional Final but was not sent to UICoPIBd. So forwarded last month and discussion on Requirements. All items have been completed except for the sidewalk issue. Discussion on sidewalks: can ask DOT, can connect Quick Checks to Self-Storage blacktop that is behind the landscaping and can paint a white line if necessary. Shuster-have a supermajority vote to override recommendations. Shuster will draft up a response to UICoPIBd.

#### PRE-HEARING CONFERENCE:

1. Major-Joseph Mayone-Market Street and Hudson Street in Glasco. Plans presented by Michael Vetere. A 3 Lot subdivision with Town water and sewer. Vacant land with existing stone and dirt drive that accesses Lot 3. Shuster-Hudson Street shows public until this lot. Vetere-yes the 1830 map shows a turnaround. Applicant will build road but old one exists. Ellsworth-cannot have Town build road. Shuster-forward to Town Hwy. Superintendent to review where Town maintains Hudson Street. A motion by Goldberg, seconded by Andreassen to declare as an Unlisted Action. All in favor, none opposed, carried. A motion by Goldberg, seconded by Andreassen for a Neg Dec. All in favor, none opposed, carried. A motion by Goldberg, seconded by Andreassen to schedule a public hearing for June 21, 2016. All in favor, none opposed, carried.

#### MISCELLANEOUS:

1. Received Zoning Board Materials.

Since there was no further business to discuss, a motion by Ellsworth, seconded by Goldberg to adjourn the meeting at 8:50p.m. All in favor, none opposed, carried.

Submitted by: