



PLANNING BOARD MINUTES

Virtual

March 15, 2022

C. Howard Post, Chairperson, opened the meeting at 7:31 p.m.

Present: C. Howard Post (Chair), Carole Furman (Vice-Chair), Mike Tiano, Robert Hlavaty, Kevin Brady, Ken Goldberg and William Creen (alternate who joined as full member)

Absent: Len Bouren

Also Present: Adriana Beltrani (Town Planner, NPV)

The draft minutes of the February 15, 2022 Planning Board meetings were reviewed. Tiano-a letter from the Glasco Fire Department was received by the Planning Board that they do not want to undermine the Town Laws pertaining to a 20 lot limit. A note will be added to the Greenspace Realty section of the minutes from February 15, 2022 to reflect this new information. A motion was made by Tiano, seconded by Furman, to approve. Board vote: Furman-Aye, Goldberg-Aye, Tiano-Aye, Brady-Aye, Post-Aye, Hlavaty-Aye, Post-Aye. Motion carried.

PUBLIC HEARINGS

1. Minor Subdivision/Lot Line Revision, 1033 Kings Highway LLC/Arthur Green, 1033 Kings Highway. Presented by Dan McCarthy, Praetorius & Conrad, P.C. The owner/applicant, Arthur Green, was also present. The applicant is looking to basically split the existing lot in half, each new parcel will contain an existing building. There are no plans for the buildings at this time. A lot line revision is also being requested to resolve a title issue from an overlap.

Public Hearing opened by Post at 7:36 pm. No one was present and no comments/concerns were received.

A motion was made by Furman, seconded by Tiano, to close the public hearing. Board vote: Hlavaty-Aye, Brady-Aye, Tiano-Aye, Goldberg-Aye, Furman-Aye, Post-Aye. The public hearing was closed at 7:38 pm.

Beltrani-there are no outstanding comments that need to be addressed. No Board comments at this time. A motion was made by Furman, seconded by Hlavaty, to approve the minor subdivision and the lot line revision. Board vote: Hlavaty-Aye, Brady-Aye, Tiano-Aye, Goldberg-Aye, Furman-Aye, Post-Aye. Motion carried.

2. Minor Subdivision, William & Michele Haines, 12 Michele Boulevard. Presented by Jeff Hogan, Praetorius & Conrad, P.C. The applicant is looking to do a minor subdivision on a 9-acre parcel located off of Route 32A. There is an existing SFR w/driveway off of Michele Boulevard, private road. The western portion of the parcel is wooded and vacant. Would like to split the parcel in half, propose a new drive off of Route 32A towards western property for future development of a SFR.

Public hearing opened by Post at 7:43 pm. Public Comments:

- Donathan Dedolph, 107 Route 32A - a curb cut of Michele Blvd. would be a safer and better option. Does the proposed location for access of Route 32A meet driveway requirements? Not the best option to create a flag lot. A wooded buffer should be kept between the lots. What is the time table for development? Post-just an FYI we do see a lot of flag lots, they are not unusual. Hogan-not sure what the time frame is, not sure of the applicant's personal intentions. The driveway requirements include pull offs and a turn around at the end, which is being proposed with a 70' x 70' T-shape. The applicant would like to avoid changes to the plan.
- Hazel Sherburn, 97 Route 32A - also opposed the new driveway proposed off Route 32A. Hogan-have spoken with NYSDOT engineer John Reilly and he has stated that the proposed curb cut is acceptable. There are no setback requirements for driveways. Can ask the applicant if they would move the driveway back from the property line a little bit but they are not required to do so. Sherburn-the driveway is hugging my property line and would request that the applicant be asked to move it and keep some sort of buffer. The parcel is also a wildlife corridor. Hogan-will ask if they are willing to move slightly but moving it further away from the property line would cut land off for possible future developments. Not saying that will happen but that it is in the applicant's best interest to consider that.

No more comments/concerns were received. A motion was made by Goldberg, seconded by Brady, to approve a negative declaration unders SEQR (upon further review this was done at the February 15, 2022 meeting). Board vote: Hlavaty-Aye, Brady-Aye, Goldberg-Aye, Tiano-Aye, Furman-Aye, Creen-Aye, Post-Aye. Motion carried. Beltrani-just to make a comment, §245-27 regarding the distance between driveways can be waived by the Planning Board if separation is not possible. Post-poll the Board to see if the distance requirement should be waived since the separation is not possible. Hlavaty-yes, Brady-yes, Tiano-yes, Goldberg-yes, Furman-yes, Post-yes. The distance requirement is waived. A motion was made by Furman, seconded by Tiano, to close the public hearing. Board vote: Hlavaty-Aye, Brady-Aye, Goldberg-Aye, Tiano-Aye, Furman-Aye, Creen-Aye, Post-Aye. Motion carried. The public hearing was closed at 7:58 pm.

A motion was made by Furman, seconded by Brady, to approve the minor subdivision. Board vote: Hlavaty-Aye, Brady-Aye, Goldberg-Aye, Tiano-Aye, Furman-Aye, Creen-Aye, Post-Aye. Motion carried.

OLD BUSINESS

1. Major Subdivision, Robert Gelb & Norma Hill, 269 Wilhelm Road. Presented by Chris DiChiaro, the subdivision map was updated as requested, to include the surveyor's findings. BOH pending. Beltrani-the application is complete enough to receive conditional approval at this time. There are several items that will be included within the resolution as conditions. An RMA will need to be provided and approved by the Planning Board Attorney for the new road. An updated RMA will be required for the Wilhelm Road section. A SWPPP approval is required. Water water approval required. Bond for the roadway needs to be determined by the Town Engineer and submitted. A draft resolution was distributed and reviewed. No comments were made. A waiver regarding the mapping of significant trees was discussed. A site visit to review the trees was done by Post and Tiano. Post-approx. 60% of the trees on site were 4"-6" in diameter of new growth and the remaining were dead/dying or pine. Nothing was notable worth flagging. A motion was made by Tiano, seconded by Goldberg, to waive the mapping of significant trees. Board vote: Hlavaty-Aye, Brady-Aye, Goldberg-Aye, Tiano-Aye, Furman-Aye, Creen-Aye, Post-Aye. Motion carried.

A motion was made by Tiano, seconded by Hlavaty, to conditionally approve the major subdivision with the conditions as noted in the resolution. Board vote: Hlavaty-Aye, Brady-Aye, Goldberg-Aye, Tiano-Aye, Furman-Aye, Creen-Aye, Post-Aye. Motion carried.

2. Major Subdivision, Greenspace Realty LLC/Mullen, Harrison Court. Presented by Bruce Utter, Praetorius & Conrad, P.C. The applicant is looking to ensure that the waiver approval for the 20-lot requirement is not affected by the Fire Department letter that was mentioned by Tiano. Post-the waiver stands. Utter-the

SWPPP is being completed and will be submitted to the Town Engineer. Received a response from SHPO with no impact. The applicant would not like to put street lights in this section, as requested, as this area is not located within the existing lighting district and they were not required throughout the remainder of the subdivision development. The applicant would like to move forward with the second public hearing for next month.

A motion was made by Brady, seconde by Furman, to set the public hearing for the April 19, 2022 Planning Board meeting. Board vote: Hlavaty-Aye, Brady-Aye, Goldberg-Aye, Tiano-Aye, Furman-Aye, Creen-Aye, Post-Aye. Motion carried.

3. Site Plan Amendment, ELNA Magnetics, 203 Malden Turnpike. Presented by Bruce Utter, Praetorius & Conrad, P.C. Upon completing Stormwater calculations for the SWPPP requirements it was discovered that a section of the wetlands will be needed. Will require a permit from the Army Corps. of Engineers. Looking to eliminate the person employee entrance on the cold storage building, along with the sidewalk, as it is not necessary. The applicant is willing to install an EV charging station. Furman-what were their thoughts on solar? Utter-looking at the cost benefit analysis. The lighting and landscaping plans will be submitted. Updated the site plan to include a landscape island by the cold storage building as requested at last month's meeting. There will be 4 loading bays in total. Emergency exits are located throughout the cold storage building. The main building is a secure facility which requires a badge to enter and there is only one entrance for employees and visitors. Beltrani-a parking spot number variance may be required. Land banking of parking is not really written within the code. Utter-not looking for a variance we take it that if it is not mentioned in the zoning then it should be in the applicant's favor. Looking to be able to provide the parking, in case it is needed in the future, with the land banking. Furman-we have done this in the past. Beltrani-it will need to be clearly stated in the resolution that this is the intention. UCPB referral is required.

A motion was made by Hlavaty, seconded by Tiano, to refer to the Ulster County Planning Board. Board vote: Hlavaty-Aye, Brady-Aye, Goldberg-Aye, Tiano-Aye, Furman-Aye, Creen-Aye, Post-Aye. Motion carried. A motion was made by Tiano, seconded by Furman, to set the public hearing for April 19, 2022. Board vote: Hlavaty-Aye, Brady-Aye, Goldberg-Aye, Tiano-Aye, Furman-Aye, Creen-Aye, Post-Aye. Motion carried.

4. Major Subdivision, Martec/Demitri Kolokotronis, 44 Pine Tree Lane. Presented by Tom Conrad, Praetorius & Conrad, P.C. The applicant is proposing a 5-lot subdivision. Lot 1 will have access from John Yeager Road, Lot 2 from Pine Tree Lane, Lot 3 contains a single family residence, Lot 4 has access from Pine Tree Lane with flag lot access cross stream, Lot 5 access from Pine Tree Lane. Confirmed contours in the field, located streams by field crew, flag is 20' wide. Letter from attorney (Jacobowitz & Gubits LLP) suggesting that the applicant is selling lots prior to receiving Planning Board approval for subdivision of those lots. Septic & well areas can be shown. Not sure about the area of disturbance yet until the final plat is drawn, which will determine if a SWPPP is required. Post-the subdivision warrants a walk thru for the tree marking of 8" and greater in diameter. Beltrani-the area of disturbance is required, wetlands shown, hydraulic soils/wetland vegetation, delineation of where house will be located and proposed disturbance of wetlands. Conrad-will need to get wetlands delineated before knowing where to put house, septic and well. Beltrani-the SEAF states that the area of disturbance is under four acres. Creen-streams? Water runs off from the corner of my property. Conrad-when there is significant rain then that stream starts flowing. Beltrani-will consult the UCPB matrix. Conrad-will have the federal wetlands delineated, plot houses, sewers and wells. The Board agreed that the wetlands should be delineated.

PRE-HEARING CONFERENCE

1. Site Plan/SUP, Terramor Catskills (KOA), Route 212 & Cottontail Lane. Presented by Kevin Franke (Project Manager/Terramor), Robert Parker (Terramor), Ahmed Helmi (Terramor) and Jenny McCullough (Terramor). The applicant is proposing a glamping facility. Terramor, meaning "Love of Land", is a new brand within the KOA portfolio. The flag campground is located in Bar Harbor, Maine. Designed to provide minimal

impact on land, incorporate native species into the property, while offering hard sided and canvas tent accommodations. Utilize local resources within the on-site restaurant. This is proposed as a pedestrian resort with trails located within the property. Terramor is an outdoor brand. The tents are designed to sleep 2-6, each with a private fire experience, en-suite bathrooms and showers. There is a lodge w/restaurant and bar proposed for guests only. There will be a pool and hot tub, hours of operation will be 8am-10pm with an adult only time of 8pm-10pm. Small group events and weddings can be accommodated but for guests only, requiring a full buyout for larger events. Proposing employee housing for up to 80% of the staff, on-site in a dormitory type setting. There will be about 35 f/t staff seasonally, a manager's house, maintenance and laundry facilities. Golf cars will be used for the staff only and escorting guests to their accommodations. 10pm will be quiet hours. The plan is to tuck the project into the center of the property as much as possible. Parker-the facility will be seasonally operated, spring to late fall. The hard-sided tents will be used for the extended season. The main access will be from Route 212 and a smaller access from Cottontail Lane. Working with the existing site features. There are hiking trails located on site, like to retain as much as possible. There are also heritage stone walls located on-site. There is evidence of a stone quarry. Large boulders that will be worked around for the location of the main lodge. The site is currently heavily wooded. There are wetlands on the property. The site is naturally terraced from the highway to the west. The plan is to use Cottontail Lane as emergency access only. The dormitory housing for the staff will be stick built. There will be a charging station for the golf carts. The tents will be located at minimum 50' apart. The idea is to take advantage of the views that the site has to offer. The lodge will be placed with that in mind. Looking to centrally locate the structures. An event lawn would be located to the north. Some existing trails lead off property so would have to deal with closing those off at the property lines. Grading will be as minimal as possible. Tiano-just note that this project site is located in the Centerville Fire District not the Glasco Fire District as indicated. Note that there is a veterinarian and truck shop located to the north of the site. Is this affiliated with Autocamp? Parker-no. Goldberg-will the pool be gated? How many rentals? Will there be cooking facilities within the units? Estimate number of automobiles? Traffic Study done during the summer? Parker-yes as required by building code. There are 50 units proposed, consisting of a mix of hardshided and canvas tents. All units sleep 2-6 people. No cooking facilities located within the units. A traffic study was completed. Furman-do campers drive up to tents in their personal vehicles? Are they escorted? Are the tents heated/cooled? Parker-campers will park in a central parking lot and walk to their tents. Wagons will be provided to help transport their luggage/belongings to their tent. May heat the tents but do not intend to cool at this time. Post-wetlands need to be marked. To the NE, Osnas Lane, floods from this property. Parker-look into that and the culvert under Cottontail will have to be addressed. Trails that lead off property will be closed off.

Beltrani-the process and site operations to be included in narrative. Noise and lighting to be addressed. The application requires a SUP. Facilities for potable water will be required. SPEDS w/discharge from package plant. Parker-there are existing wells on site, 3 produce and 2 do not. Not sure about additional requirements. Beltrani-comment from the UCDOH may be necessary. Site circulation, management of luggage corral, employee use of golf carts needs to be noted in the narrative. At least one luggage corral at each lot, 2'x3'. Onsite wetlands delineated in 2007 should be done again. Parker-yes, that will be done. Beltrani-this is a Type I Action under SEQR and will require a Long Form EAF. Board could classify and circulate NOI at this time. The Board would like a better understanding of the site. The Board could wait to declare lead agency and circulate to other agencies once the project gets a little further along. McCullough-we have a meeting set up on March 29, 2022 to meet the neighbors and address their concerns/questions, at the Cucina restaurant in Woodstock.

There were no further Board questions at this time. A motion was made by Brady, seconded by Tiano, to declare this a Type I Action under SEQR. Board vote: Hlavaty-Aye, Brady-Aye, Goldberg-Aye, Tiano-Aye, Furman-Aye, Creen-Aye, Post-Aye. Motion carried.

2. Minor Subdivision, Abe & Nicole Friedman, 159 Band Camp Road. Presented by Don Brewer, Surveyor. The applicant was previously before the Board for a 3-lot Major Subdivision but has withdrawn that application to replace with the 2-lot Minor Subdivision being presented. The applicant has received sign-off from the NYSDEC for the bridge located on-site. UCDOH approval has been received for the septic on the new proposed lot. The AE 100-year Floodplain is shown from the FEMA profile. Before construction the Elevation Certificate will be provided to the building Department. Stream designation was requested in the NYSDEC report. The area of disturbance will be 0.47 acres. Beltrani-this is an Unlisted Action under SEQRA. A public hearing can be set. Post-the bridge is already completed, correct? Brewer-yes, approved by the NYSDEC.

A motion was made by Tinao, seconded by Brady, to declare this an Unlisted Action under SEQRA. Board vote: Hlavaty-Aye, Brady-Aye, Goldberg-Aye, Tiano-Aye, Furman-Aye, Creen-Aye, Post-Aye. Motion carried. A motion was made by Tiano, seconded by Furman, to set the public hearing for the April 19, 2022 meeting. Board vote: Hlavaty-Aye, Brady-Aye, Goldberg-Aye, Tiano-Aye, Furman-Aye, Creen-Aye, Post-Aye. Motion carried.

ADJOURNMENT

Since there was no further business to discuss, a motion was made by Furamn, seconded by Tiano, to adjourn the meeting. Board vote: Hlavaty-Aye, Brady-Aye, Goldberg-Aye, Tiano-Aye, Furman-Aye, Creen-Aye, Post-Aye. Motion carried. The meeting was closed at 9:38 pm.

Respectfully Submitted by,

Becky Bertorelli
Planning Board Secretary