

PLANNING BOARD
MINUTES FOR JULY 17, 2007

One (1) public hearing was 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, William Creen, Howard Post and William Hayes.

Chris Round, Consultant and Nancy Campbell, Town Board were present.

A motion by Hayes, seconded by Furman to accept June 2007 Minutes with corrections. All in favor, none opposed, carried.

PUBLIC HEARINGS:

1. Minor-Highwoods Development Co.-Dutchtown Rd.-Opened public hearing at 7:38p.m. Maps presented by Richard Praetorius for Tom Conrad. Subdividing 6 acres into 2 lots. Has a 50ft. ROW and septic. Comments: Dan Marazita-where is this and the ROW is right next to them, can it be moved over so culvert and water does not go onto their property. Praetorius-explained location and made a note of ROW location to move over. A motion by Post, seconded by Hayes to close hearing at 7:50p.m. All in favor, none opposed, carried. No further action taken. Rec'd receipt cards and Seqr.

OLD BUSINESS:

1. Site Plan-Richer's Electric, Inc.-Rt. 32-Maps presented by Scott Lanes. Proposed office and 6 bay garage for electrical business. Received letters from DOT and DOH. Will have overhead utilities from Rt. 32 back then maybe underground to building. Will state on map that there will be NO Sign on Rt. 32, low light as no business after dark, dumpster on the side with a wooden fence and landscaping by neighbors properties with 4 to 6ft. high trees. Question on number of bays for garage. Open bays now with doors – in the future if divided up will have to come back if changed to different occupancies. Change parking space size on the map from 8ft. to 9ft. Will plant 6 to 8ft. tall trees 8ft. on center by containers. Label the tree types on map also either white pine or Norway spruce. No Co. Pl. Bd. comments yet-Praetorius said all comments were touched upon except for the Gateway. A motion by Collins, seconded by Hayes to grant Preliminary Plat approval, waive submission of Final Plat and grant Conditional Final approval pending Conditions on Resolution which reflect the above comments. All in favor, none opposed carried. Will forward to Scott Lane the Resolution and invoice for fees.

2. Lot line revision-Robert Kodsi-Patterson Rd.-Maps presented by John Monahan-This is same project as in November 2006. Wants to extend line down and add a portion to other lot. Will check with old map in Building Department. A motion by Hayes, seconded by Collins 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 Plat approval pending owner signatures. All in favor, none opposed, carried.

3. Lot line revision-Edward and Karen Jabs-Richard Praetorius-nothing new this month.

4. Lot line revision-John Kerbert / Berry Liebowitz-Richard Praetorius-nothing new.

PRE-HEARING CONFERENCE:

1. Lot line revision-Quarry Ridge, LLC / Richard Cohen-Rt. 212-Received approval last year for a 4 lot subdivision. NOW Cohen wants to enlarge all 4 lots. Road is the same, under 1200ft., private road 18ft. wide. The green belt (for privacy and no building) for front lot is still active. Needs to update Road Maintenance Agreement. Give copy of map to Fire Company for their information. Road exceeds Town Specs. Show proposed home sites. Test holes will be done next week. A motion by Post, seconded by Furman to waive public hearing per Section 323. All in favor, none opposed, carried. A motion by Creen, seconded by Hayes to grant Preliminary Plat approval, waive submission of Final Plat and grant Conditional Final approval pending cross-section of road, Road Maintenance Agreement update, Plot Road on map, locate fire truck turnouts and metes and bounds on lots. All in favor, none opposed, carried. Will forward Conditions to Richard Cohen along with refund of fees.

2. Major-Joseph & Barbara Maskell-Rt. 32-Maps presented by Richard Rothe-7acres into 3 lots one has existing house. Has municipal water and sewer. Has wetland delineation. Discussed ROW- Road Maintenance Agreement. Discussed overlapping of triangle piece of ½ acre that the neighbors will straighten out. Put location map, driveway and building setbacks on map. Show utilities lines up ROW. A motion by Collins, seconded by Hayes to grant sketch approval and schedule a public hearing for August 21, 2007. All in favor, none opposed, carried.

3. Lot line revision-Sean Finn-Churchland Court-maps presented by Rich Rothe-recently a minor subdivision- NOW make lot larger-4 to 7 acres. Has septic approval. A motion by Hayes, seconded by Post to waive public hearing per Section 323. All in favor, none opposed, carried. A motion by Hayes, seconded by Post to grant Preliminary Plat approval, waive submission of Final Plat and grant Final approval. Rec'd 2 signed maps.

4. Minor-Saugerties Ventures LLC-Rt. 32- Maps presented by Richard Rothe-47 aces – GB zoning. This is next to Richers Electric new site. Has structures consisting of a house and barns. The commercial piece is 12 acres and a flag lot on North side to remainder will be 35 acres which will be residential. Discussed Chazen review. Preparing Topo. A motion by Post, seconded by Collins to grant sketch approval and schedule a public hearing for August 21, 2007. All in favor, none opposed, carried.

5. Lot line revision-Lisa Protter-Woodmoor Lane-no representation.

6. Site Plan-West Saugerties Properties, LLC-Maps presented by Stephanie Jordan and other day care representatives. Proposing a day care center –has 2 existing building-a house which is not being changed and a garage that will be converted into classrooms. Discussed gravel parking and outdoor lighting. Has existing driveway-total of 70 children. Reviewed and discussed Chazen comments. Discussion on curb cut site-with 30+-cars a day concerned with traffic, have County Highway review curb cut. Discussed 30MPH, maybe a road sign stating school or children, etc. Check with Dept. of Health for adequate septic. Comply with all State Regulations for Day Care Center including licensed for business. Discussed parking design for safety of children-either a circular drop-off or fencing-need engineer or architect to design. Play areas will be fenced in, a State Regulation. Conditions: fences, site circulation, site distance of curb

cut, number of employee and students for parking spaces and adequate septic. Have engineer revise maps to be submitted before next meeting. A motion by Creen, seconded by Post to grant sketch approval and to schedule a public hearing for August 21, 2007. All in favor, none opposed, carried.

7. Lot line revision-Gerta Muellner-Rt. 212-Maps presented by Richard Praetorius for Tom Conrad-Muellner and Smokehouse exchanging equal amount of property. Muellner receiving parking lot and Smokehouse receiving grassy area. A motion by Creen, seconded by Post to waive public hearing per Section 323. All in favor, none opposed, carried. A motion by Creen seconded by Post to grant Conditional Final approval pending owner signatures. All in favor, none opposed, carried.

MISCELLANEOUS:

1. Valerie Naccarato / John Poll – Delaware St.-In November 2006 a minor subdivision-maps were never signed as they were not sure if they were going through with it and taxes had to be paid but received Conditional Final. A motion by Collins, seconded by Hayes to sign the maps. All in favor, none opposed, carried. Received 2 signed maps.
2. Vincent Zeidler and Joseph Shields-received 2 signed maps.
3. Leading Edge – received 2 signed maps.
4. Win One for Jesus-Rt. 32-received revised map, letter explaining changes and Board Members names. This had a Conditional Final based on State approval of Program. Creen read new amendment. This is changing the site plan from State approved to Private. Discussed. Will send to Town Attorney to review. Then might need another public hearing for new special use permit. Will also discuss with Town Supervisor.
5. Received approved May 2007 ZBA Minutes on July 9, 2007.

Since there was no further business to discuss, a motion by Creen, seconded by Collins to adjourn the meeting at 10:00p.m.

Respectfully submitted:

Juanita M. Wilsey,
Recording Secretary