

PLANNING BOARD
MINUTES FOR JUNE 20, 2006

Two 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, William Creen, Tom Francello, Carole Furman and Howard Post. Absent were George Collins and William Hayes. Tom Oldenburg-Consultant and Nancy Campbell, Town Board were present.

A motion by Post, seconded by Furman to accept May 2006 Minutes. All in favor, none opposed, carried.

PUBLIC HEARINGS:

Post - recused

1. Site Plan-William Reinhardt-George Sickles Rd.-Opened public hearing at 7:37p.m. Maps presented by Joseph Boek. Build 2 additional bedrooms on Bed & Breakfast – 20 X 20 addition. Existing B & B. Has applied to Dept. of Health. No comments. A motion by Furman, seconded by Francello to close hearing at 7:40p.m. All in favor, none opposed, carried. A motion by Furman, seconded by Francello for a Neg Dec. All in favor, none opposed, carried. A motion by Furman, seconded by Francello to grant Preliminary Plat approval, waive Final Plat and grant Conditional Final approval pending Health Dept. approval and all fees paid. All in favor, none opposed, carried. Received receipt cards and Seqr. Post-returned.

2. Minor –Heidi Haynes-Churchland Rd.-Opened public hearing at 7:45p.m.-Maps presented by Richard Rothe-34 acres subdivide a 4 acre parcel-has Health Dept. approval, an existing house and selling. Will be further subdividing in the future. The access starts as 50ft. and turns to 25ft. in back. No comments. A motion by Post, seconded by Furman to close hearing at 7:48p.m. All in favor, none opposed, carried. Creen-inform Highway Superintendent for future development on the curb cut and try to plan so the ROW can be looped in the future. Rothe-Superintendent knows and the loop should be no problem as there is another access off Churchland Rd. There will be no development around area of pond and wetlands and not crossing the pond as access exists. A motion by Post, seconded by Furman for a Neg Dec. All in favor, none opposed, carried. A motion by Post, seconded by Francello to grant Preliminary Plat approval, waive submission of Final Plat and grant Conditional Plat approval pending owner's signature. All in favor, none opposed, carried. Received receipt cards and Seqr.

OLD BUSINESS:

1. Site Plan-Robert Pease-Rt. 9W-Maps presented by Robert Pease-Plans for motorcycle, scooter shop and 2 apartments on second level. Discussed landscaping for Gateway on

map-Francello has plans and will discuss with applicant. Needs DOT approval. Motion by Post, seconded by Bruno for Neg Dec. All in favor, none opposed, carried. Motion by Creen, seconded by Post to grant Preliminary Plat approval, waive submission of Final Plat and grant Conditional Final approval pending Gateway plan on map, DOT approval, fees paid and owner's signatures. All in favor, none opposed, carried. Rec'd Seqr.

Francello-recused

2. Special Use Permit-Win One for Jesus-Rt. 32-Received documentation of OASAS letter, Driveway Easement and Maintenance and Visiting Schedule. Have received all documentation and will now send all to Town Engineer for his review of drainage and if not approved will need to come back to Planning Board. The sign will only be on their property if they decide they need one. The Engineer explained his plan that drainage pitches and drains away. Francello-wants on site plan showing pipes where they lead. With reference to plantings-they need to consult with neighbors so all agree and will be planted after the summer's heat or when species should be planted. A motion by Post, seconded by Furman for Neg Dec. All in favor, none opposed, carried.

Neighbor-Does this mean it is approved-can't believe it-the Town Supervisor is against it as he said on the radio. Neighbor-why are there so many in Saugerties – there are 12 in the Town. Creen-no legal way to not accept. Neighbors all left then saying it is all wrong. Francello-what stipulations Creen-if they fail to meet expectations the special use permit will be pulled. The Planning Board will draw up a Resolution that they need to follow. Francello-when they first started they said 6 to 8 with staff NOW they are saying 8 to 10 with no staff also what type of living is it. Tammara-Is 819.9-residential service, supportive living, will come to them after they have completed a program.

Francello-We have a list of conditions we would like put in the Resolution.

Creen-Fine, we will review and prepare a Resolution for next month and will read it at the July meeting. They need Town Engineer approval also.

Mauro-Last month you said Special Use follows property and who enforces. Creen-made an error last month, if fails it goes back to a single-family residence and Building Inspector enforces. Discussed when State will process permit – seems to be when site plan is approved. Francello-are the lights on all the time or on sensor. Tammara-on sensor. All fees need to be paid. A motion by Creen, seconded by Post to grant Conditional Final approval pending all of the above conditions having been met and approved by the Planning Board. All in favor, none opposed, carried. Francello did not vote as he recused himself in beginning of discussion. Will send letter to applicant. Francello-returned.

3. Minor-Louis Mirando-Augustine Rd.-Maps presented by Rich Rothe-Last month concerns with drainage. Creen met with Rothe and Building Inspector at site and read letter from Building Inspector reference to drainage and pond and explained the culvert and rerouting to one area by Seplary's looks fine and the problem is that Seplary has debris that is hindering the drainage. Seplary needs to maintain and clear culvert to prevent his driveway from flooding. There is no increase of drainage and there will be NO further subdividing of this land. Does not need Health Dept. approval on septic. A motion by Post, seconded by Furman for a Neg Dec. All in favor, none opposed, carried. A motion by Post, seconded by Furman to grant Preliminary Plat approval, waive Final

Plat approval and grant Conditional Final approval pending owner's signatures and no further subdividing of these Lots. All in favor, none opposed, carried. Received Seqr.

4. Major-Robert Kodsi-Patterson Rd.-Maps presented by Rich Rothe-7 lots-has septic and drainage is being reviewed by Town Engineer and has a verbal that all bases have been covered. (Received the letter from Brinnier and Larios on June 21, 2006). The disturbance did not trigger stormwater plan but Rothe prepared one. Neighbor-there is still a creek on his property down from construction. Rothe-the new drainage will not impact it. Neighbor-creek is still running, he had an 18 in. pipe and put in a 20 in. pipe and will be very unhappy if he needs a bigger one. Rothe-put in a 36 in. pipe with 100 year flooding and discussed that applicant would upgrade the neighbor's pipe. Neighbor-will see what happens, hopefully it will be ok. Applicant agrees to upgrade neighbor pipe if necessary. Furman wanted Rothe to review all accesses, which he did. Discussed how some drainage goes to the Hudson River and some to River Road. Chazen will prepare long form Seqr. Motion by Post, seconded by Francello for a Neg Dec. All in favor, none opposed, carried. Motion by Creen, seconded by Post to grant Preliminary Plat approval, waive submission of Final Plat and grant Conditional Final pending all fees paid and owner signatures. All in favor, none opposed, carried. Received Seqr.

5. Site Plan-Highland Cliffs, LLC-Skyline Drive-Maps presented by Richard Praetorius-Wants to establish density and grade site. Changed pond from one side of road to the other and readjusted units to add 2 more. Has more fill in now. Water and sewer was tested and meets standard. This completes the cul-de-sac. Units have single car garages and discussed looking into extra storage space in the units.

6. Site Plan-Gas Land Petroleum, Inc.-Rt. 9W-Maps presented by Rich Praetorius-Revised plans-ready for Final with conditions. Furman discussed 50ft. reserved for ROW. Praetorius-Town has 25ft. with utilities and applicant does not agree to 50ft. Creen-if Town or State wants they can take. Praetorius-go ahead and take. This lot is all built out-no more can be done. Discussed sewer easement through whole property. A motion by Post, seconded by Creen for Neg Dec. All in favor, none opposed, carried. Creen-read Resolution from Chazen. A motion by Post, seconded by Bruno to accept Resolution as written. All in favor, none opposed, carried. Creen signed Resolution. Raymond Maday wanted it brought to the Board's attention to keep an eye on the project and thanked the Planning Board for listening to the public. A motion by Creen, seconded by Bruno to grant Preliminary Plat approval, waive submission of Final Plat and grant Conditional Final approval pending all fees paid and owner signatures. Received signed Resolution and Seqr.

PRE-HEARING CONFERENCE:

1. Site Plan-Ken Benson-Benson Steel-Rt. 212-Maps presented by Ashley of North Engineers. Build a steel addition for storage. Show set backs to new structure on map. Add height of building to zoning map and add topo and flood plain on plat. Also show architecture on front and back. No Gateway because construction is in back but would like entrance off Rt. 212 by sign beautified by adding some plantings and show turning

radiance for trucks. A motion by Creen, seconded by Bruno to grant waiver on Item #10 of Chazen review. All in favor, none opposed, carried. A motion by Creen, seconded by Bruno to grant waiver on Item #11 of Chazen review. All in favor, none opposed, carried. A motion by Creen, seconded by Bruno to grant sketch approval and schedule a public hearing for July 18, 2006. All in favor, none opposed, carried.

2. Minor-Christopher Kent-Old Kings Highway-Maps presented by Chris Kent- Has 2 existing houses now subdivide into 4 lots. Needs curb cut update for 3 new lots. Will submit revised maps. A motion by Creen, seconded by Post to grant sketch approval and schedule a public hearing for July 18, 2006. All in favor, none opposed, carried.

3. Major-Norm Risdal-Dutchtown Road-Maps presented by Norm Risdal-Has 14 acres subdividing into 4 lots. Needs curb cut approval and wetland delineation. Needs ROW 25ft. with cul-de-sac (60ft. radius). Lot 4 has frontage on Dutchtown Rd. with no access from ROW. A motion by Creen, seconded by Post to grant sketch approval and schedule a public hearing for July 18, 2006. All in favor, none opposed, carried.

4. Major and a Lot line revision-Norm Risdal-Dutchtown Road-Maps presented by Norm Risdal- 3 lots – Changed ROW from one side to the other due to wetlands and added that piece to Heinlein property. Lot 5B not involved with subdivision, just 5A. Needs delineation. A motion by Creen, seconded by Post to grant sketch approval and schedule a public hearing for July 18, 2006. All in favor, none opposed, carried.

5. Minor-Rhonda & Kenneth Growney-Rte. 212-Maps presented by Rhonda Growney-Lots have separate Wells and septic. Wetlands in back and will not disturb. A motion by Creen, seconded by Post to grant sketch approval and schedule a public hearing for July 18, 2006. All in favor, none opposed, carried.

6. Minor and lot line revision-James Flaherty & Robert Skibsted / Robert Young-Meadow Lane-Maps presented by Don Brewer. Has 2 houses now subdivide. This is waterfront and sensitive overlay district and needs double the acreage. Insufficient acreage which was unknown by applicant and surveyor. Was not listed on Building Inspector's maps. Creen will research.

7. Major-Greg Chorvas-Malden Turnpike-Maps presented by Tom Conrad- 20 acres subdivided into 4 lots. Has public water and sewer. In HB wants to put single-family homes on lots and change zoning district to Residential. Has a ROW with cul-de-sac and Planning Board wanted applicant to reserve area in back to continue ROW to abutting property for future Town road usage. This might not work due to railroad tracks and that abutting property being in a triangular shape. This might be subdivided into more lots depending on re-zoning. This is NOW presented as 4 lots. A motion by Creen, seconded by Post to grant sketch approval and schedule a public hearing for July 18, 2006 based on presented maps tonight. All in favor, none opposed, carried.

8. Major-Doris & Nicholas Esposito-off Malden Turnpike-Maps presented by Tom Conrad- 5 lot subdivision- There are 6 houses on private road now. Not developing

road. And could be 6 plus more lots in the future. Told Conrad not allowing more than 5 lots on a private road. Need to check with Highway Superintendent to see if it is a written law.

MISCELLANEOUS:

1. Robert Lewis – signed maps from 2002 and received 2 signed maps.
2. Gasland – signed subdivision maps and received 2 signed maps.
3. Louis Mirando – signed maps and received 2 signed maps.
4. Heidi Haynes – signed maps and received 2 signed maps.

Since there was no further business to discuss, a motion by Creen, seconded by Bruno to adjourn the meeting at 10:45p.m.

Respectfully submitted:

Juanita M. Wilsey,
Recording Secretary