

PLANNING BOARD
MINUTES FOR MARCH 21, 2006

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 7:33p.m. Present were James Bruno, William Creen, William Hayes, Carole Furman, George Collins, Howard Post and Tom Francello (who sat at table to observe). Tom Oldenburg and Chris Round- Consultants and Nancy Campbell were present.

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

PUBLIC HEARINGS:

1. Special Use Permit-Win One For Jesus / Tammara Taylor- Maps presented by Tammara and Duane Taylor- opened hearing at 7:34p.m.- Home support living for 6 adult women after they have finished rehab and 2 counselors. Will use public transportation only one vehicle on premises. They will stay for 6 months to one year and will be going to college, etc. Live-in Staff. Seeking State Funding. House is 3,600sq. ft. with 5 rooms and will be pairing up in bedrooms. Women from Dutchess and Ulster County, referred and over 18 years old. Will be State regulated, will landscape and solve drainage problem. Also explained how this would work-80% of women in these homes stay clean. Will participate in volunteering in community.

Comments: Speakers for Taylors-Mike Hasenbouck-wants to set up a Board of Directors for the program. A young girl explained that she was going through same thing these women were and said how she would like to have this kind of support.

Concheda-helped Tammara set up program and explained that it is a good program.

Frank Gambino-is Tammara qualified for this kind of program.

Taylor-yes and Judges and Attorneys will be involved with placing women.

Helen Gambino-most of the people here tonight are seniors and are scared to live by this home, do not want to live in an area where a lot of these homes seem to be going and cannot sell their homes and move.

Tammara-said she lives in Barclay Heights right next to a half-way house and there are no problems-48 units being built up the street and you do not know who will be moving into those homes. Duane-these women will be hand picked-if they violate contract they will be escorted out of Town to a shelter or to detox.

Elvira Mangles -what about all their visitors and family visiting them.

Tammara-no visitation of that kind is allowed.

Kevin Carpenter-why don't they need to follow the regular rules for Special Use Permit like he had to when he applied- like the road should be commercial since over the number of people allowed on a ROW, need correct number of parking spaces, 20ft. wide curb cut.

Creen-they will not be driving vehicles. Carpenter-it does not matter, it goes by the number of residence in the home. Creen-they will need to follow the laws.
Carpenter-concerned with width of drive-way.
Chris Round-here to go through the process. Creen-been through subdivision - here for special use permit on existing house.
Helen Gambino-will they be installing an alarm system. Tammara-a motion detector alarm. Gambino-this is not considered safe, being out of the way and not in plain view. Sorry but we are all against it.
Barbara Maskel-I do not know where the 50% & 80% averages come from-I have been in the medical profession and that does not seem right.
David Mauro for Sal Mauro-has lived there for 70 years and is against it-is his quality of life, it is not fair, but is not afraid.
June Myer-across street-is this an alternative to incarceration. Creen-no.
Taylor-all women have been free for over a year and they want to change.
Joe Fabiano-will this be off tax roll. Taylor-not right now.
Tammy Benton-for public funding they have to be labeled as American Disability house.
Tom Francello-you are not voting tonight-have to address: drive-way, drainage, parking.
Creen-those questions are addressed to Chahanovich- since he has not complied, he has to comply now. Francello-have questions to give to Taylors and talked with DOT and explained how DOT counts units and they did not give Planning Bd. the right information before and DOT now says it needs to be a commercial drive-way since not 3 units but is 5 units, it was presented to Planning Bd. wrong.
Creen-DOT failed to send letter to Planning Bd. to rescind and reapply.
Creen-explained why some did not get certified letters, not intentional. Will make decision on health and safety, up to code and law, and explained how human component fits in too. Gambino-live in fear and all people around are Jesus loving people, they are using the name "Jesus" to get this through.
Mackel-hard core criminals. Taylor-could and could not be- don't know but they have to fit in. Ages from 20 years old and up.
Al Carney-who will regulate the home. Taylor-the State.
Creen-licensed by State and needs license before ladies move in.
Neighbor-they are not prepared and there are a lot of unanswered questions.
Francello-if granted will only be for this house at this time. Round-runs with applicant not land.
Gambino-seems like a lot of these are coming up around here. Bruno-cannot put too many in one area. Gambino-well there are 11 around here now.
Francello-11 houses off the tax roll.
Discussed stereo typing. Creen-costs of property not going down around here.
A motion by Furman, seconded by Hayes to table project until April 2006 meeting. All in favor, none opposed, carried. Chazen will prepare a packet to forward to applicant. Received receipt cards.

2. Minor-Six Blue Mountain, LLC-Blue Mt. Rd-Maps presented by Ray Bergen-opened public hearing at 8:45p.m- House and apartment and wants to subdivide off back woods and build a house on 12 acres. Revised map-moved line so curb cut works. Praetorius & Conrad working on water main through property. The surveyor thought the contour

increments were needed for septic approval which exists so did not do. Comments: Neighbor-question on what is being done. Bergen-explained owner is building his house on back 4 acres and will not see anything from road. A motion by Post, seconded by Hayes to close at 8:55p.m. All in favor, none opposed, carried. Will be put on agenda when applicant has information from Praetorius & Conrad. Received receipt cards.

3. Major & Lot line revision-Sean Finn-Churchland Rd.-Opened public hearing 9:00p.m.-Maps presented by Richard Rothe-is a major due to recent subdivision-one more lot. No comments. A motion by Post, seconded by Hayes to close hearing at 9:02p.m. All in favor, none opposed, carried. A motion by Post, seconded by Furman for a Neg Dec. All in favor, none opposed, carried. A motion by Collins, seconded by Hayes to grant Preliminary Plat approval, waive submission of Final Plat and grant Conditional Final approval pending septic permit and owner's signature. All in favor, none opposed, carried. Received receipt cards and Seqr.

4. Minor-Yale Weeks-Patch Rd.-Maps presented by Tom Conrad- opened public hearing at 9:07p.m -In 2002 subdivided (saw mill) NOW subdivide - Lot 1 is 5 acres and Lot 2 is 23 acres. Health Dept. has been out to site. Wetlands are outlined. No comments. A motion by Post, seconded by Hayes to close hearing at 9:09p.m. All in favor, none opposed, carried. Discussed ROW grade and that septic is side of ledge. A motion by Post, seconded by Hayes for a Neg Dec. All in favor, none opposed, carried. A motion by Post, seconded by Hayes to grant Preliminary Plat approval, waive submission of Final Plat and grant Conditional Final approval pending fees paid, and owner's signature. All in favor, none opposed, carried. Received receipt cards and Seqr.

5. Minor, Joseph & Jeanette Sauer-Churchland Rd.-opened hearing at 9:14p.m. -Maps presented by Tom Conrad. Subdividing 2 acres off to build. Needs curb cut and has in-ground septic. No comments. A motion by Post, seconded by Furman to close hearing at 9:20p.m. All in favor, none opposed, carried. Motion by Post, seconded by Collins for a Neg Dec. All in favor, none opposed, carried. Motion by Collins, seconded by Hayes to grant Preliminary Plat approval, waive submission of Final Plat and grant Conditional Final approval pending septic approval, letter of intent for curb cut approval and owner's signature. All in favor, none opposed, carried. Rec'd receipt cards & Neg Dec.

OLD BUSINESS:

1. Minor-John Gramatikos-Rt. 32S-Maps presented by Michael Vetere-Discussed drainage, topo, sediment and erosion and septic setbacks. John Steinmeyer showed pictures of low area in rear and in middle and natural swale in relation to neighbor. Silt fence is temporary. Motion by Collins, seconded by Hayes for a Neg Dec. All in favor, none opposed carried. Motion by Collins, seconded by Furman to grant Preliminary Plat approval, wave submission of Final Plat and grant Conditional Final approval pending owner's signature. All in favor, none opposed, carried. Rec'd Neg Dec.

2. Site Plan-Robert Sherman / Highland Cliffs-Skyline Dr.-Maps presented by Rich Praetorius- Traffic study done for 75 units which Chazen will review. Discussed cluster since 15% slope, site is all rock and will be blasting for utilities. Needs fill. Water and

sewer was done by previous owner-8 inch pipes. Start Seqr.-no other agencies involved. Send to Town Engineer when ready.

3. Double lot line revision-Brent Buell & Janice Cline-Wild Wind Court-Maps presented by Rich Praetorius-6 acres combine with 20 acres and Parcel A increased lot width to Ralph Vedder Rd. for future access if needed. NO NEW BUILDING LOTS. Motion by Hayes, seconded by Post to grant Preliminary Plat approval, waive submission of Final Plat and grant Conditional Final approval pending fees paid and owner's signature. All in favor, none opposed, carried.

4. Site Plan-Gas Land Petroleum, Inc.-Rt. 9W-Maps presented by Rich Praetorius-Will submit stormwater plan to Town Engineer. DOT suggested 3 lane entrance-Will add oil separator which is not a requirement but his other stations have them. There is a dry pond for roof runoff before it continues to main stormwater pond. Glasco Fire Department said yes to Stephen's Court as a gated emergency entrance. Shifted dumpster but neighbors want it moved further-will see what can be done. Discussed school bus stop on 9W. They are smaller buildings from the beginning ones. Discussed sidewalks and snow removal. Creen will discuss with Hwy. Superintendent about snow removal- maybe needs to open emergency gate to push snow to side. Preparing lighting plan to be sent to Co. Planning Bd. Will show a fence and will leave trees by sewer and property line but pond area will be taken down. Motion by Post, seconded by Furman to forward to Co. Planning Bd. All in favor, none opposed, carried.

PRE-HEARING CONFERENCE:

1. Site Plan-Spazz Paint Ball Inc.-Malden Turnpike-Maps presented by Charles, the owner-has and indoor paint ball arena and would like to expand with an outdoor arena. Enclosed with netting 20ft. high. Used only in day light hours. Discussed placement of arena – wanted to be away from the area where there was lead poisoning from other building. Might put up a temporary tent for supplies when in use. Needs to add dimensions to map, add signature block and 5 copies of map. A motion by Post, seconded by Collins to grant sketch approval and schedule a hearing for April 18, 2006. All in favor, none opposed, carried.

2. Lot line revision-Virginia Perrin and Jonathan Sherry-W. Saugerties Rd.-Maps presented by Perrin- Motion by Collins seconded by Furman to waive public hearing per Section 323. All in favor, none opposed, carried. Motion by Collins, seconded by Furman to grant Preliminary Plat approval, waive submission of Final Plat and grant Conditional Final pending owner's signatures. All in favor, none opposed, carried.

3. Site Plan-Robert Pease-Rt.9W-Maps presented by Robert Pease. Build a motorcycle retail store with office and then apartments upstairs with an outside staircase. Need ZBA variance for setback so they can move building back for more parking. In process of getting a curb cut approval. Has sewer and water. Needs buffer and landscaping. Discussed parking spaces needs one handicapped space. Steel or stick build-not sure. Needs stamped engineer plans. A motion by Creen, seconded by Post to grant sketch

approval and schedule a public hearing pending ZBA approval. All in favor, none opposed, carried.

4. Minor-Mark and Carin DeNat-Kelly Rd.-Maps presented by owners. Subdividing 20 acres into two 10 acre lots. Lot 3A had an in-ground septic approval 3 years ago-has expired. Needs Health Dept. approvals for both lots, has curb cuts also has a seasonal stream that will not be disturbed. A motion by Creen, seconded by Hayes to grant sketch approval and schedule a hearing for April 18, 2006. All in favor, none opposed, carried.

5. Lot Line Revision-Robert & Diane McCaig-Houtman Rd.-Maps presented by Tom Conrad-A motion by Creen, seconded by Hayes to waive public hearing per Section 323. All in favor, none opposed, carried. A motion by Post, seconded by Collins to grant Preliminary Plat, waive submission of Final Plat and grant Conditional Final approval pending owner's signature. All in favor, none opposed, carried.

6. Lot Line Revision-George & Adrienne Nieffer-Old Rt. 32-Maps presented by Tom Conrad-Make Parcel A bigger and Parcel B has other existing house. NO NEW BUILDING LOTS. Discussion on whether Rt. 32 makes a property separation line. Need to file Deed for house and field piece. Remove across the road parcel- this was discussed if this is one piece. Parcel B-new Deed. Parcel A-could be alone or part of across Rt. 32. Motion by Creen, seconded by Furman to waive public hearing per Section 323. All in favor, none opposed, carried. Motion by Creen, seconded by Furman to grant Preliminary Plat approval, waive submission of Final Plat and grant Conditional Final approval pending owner's signature. All in favor, none opposed, carried.

7. Minor-Douglas & Susan Myer / Jeanne VanEtten-Warren Myer Rd-Maps presented by Tom Conrad-Subdivide one lot off with a strip between so ROW can service both. Lot is 22 acres not 55 acres. A motion by Creen, seconded by Post to grant sketch approval and schedule a public hearing for April 18, 2006. All in favor, none opposed, carried.

MISCELLANEOUS:

1. Bisignano and DeAngelis- received 2 signed revised maps with small changes.
2. Mullen and Tabler-received 2 signed maps.
3. Richard Gutheil-received 2 signed maps.
4. Saugerties Wellness Center-received sign map.
5. Eugene Reese / Gail Atkins – received sign maps.
6. Received ZBA materials on March 10, 2006.

Since there was no further business to discuss, a motion by Creen, seconded by Hayes to adjourn the meeting at 11:50p.m.

Respectfully submitted:

Juanita M. Wilsey, Recording Secretary