



PLANNING BOARD MINUTES July 17, 2018

The Pledge of Allegiance.

One public hearing was scheduled for this meeting and the public was invited to come forward to review the plans and ask questions. Howard Post, Chairman, opened the meeting at 7:35 p.m.

Present: Howard Post, Daniel Ellsworth, Len Bouren, Carol Furman, Kenneth Goldberg, Michael Tiano, William Creen and Robert Hlavaty (alternate).

Also Present: Dan Shuster, Consultant & Mike MacIsaac, Liason

A motion by Furman, seconded by Creen to accept the June 2018 minutes, motion carried.

PUBLIC HEARING(S):

1. **Site Plan/SUP-Sophiedrew Acres LLC-Bach/Ferraro.** Presented by Bruce Utter. Sharon Bach, applicant, also present to answer questions. Opened public hearing at 7:37 pm. Several residents present for the public hearing. The applicant would like to develop a horse riding academy with stable and paddocks at the old Rich Farm location. The property consists of approximately 14.5 acres. The main entrance will be off of Mary Street and a truck entrance will be off of Glasco Tpke. There will be an indoor arena (150' x 250') and an outdoor arena (150' x 250'), 31 parking spaces, gravel loop for emergency vehicles, 40' x 60' storage shed in the northwest corner, paddock areas that will be rotated for use, will tie into existing municipal water/sewer, test existing fire hydrant for use. There will be lighting off of Mary Street and lighting around the parking spaces.

Public Comments:

- Susan Weeks - Is the lighting positioned in the downward direction or motion sensor? Utter-It will be an LED style lighting, low level that is dimmable, carriage style with the LED bulbs in the top and shine down with lighting from the sides. The wall pack will be shielded downward.
- Larry Marcus & Kathy Palendino, 276 Glasco Tpke – Share a property line with the proposed horse stables, will the trees that line the property line be removed? Utter-There may be a few removed to provide drainage that is necessary, but the intention is to not cut trees along that property line unless necessary for the purpose.
- Judy Dellachiasa, 249 Glasco Tpke. – Concern with smell of manure, flies and rodents. Utter – The manure will be stored in dumpsters which will be cleaned once a week. The barns will be cleaned 3 x day and the applicant will keep the barns clean and neat to eliminate/deter rodents. Sharon Bach – Flies will be contained using a process called the “Fly Predator System”, consists of releasing a fly predator, also an insect, that will eat the fly larvae. Has been used with great success at current stables and used throughout the horse industry. Works regularly with pest control to deter/eliminate rodents.
- Stephanie DeSilva, 612 Commons Lane – Is the field behind Urgent Care being used? Utter – No. DeSilva – Are there any negative effect from the “Fly Predator System”? Bach – None have been noted. DeSilva – What if the rodent problem develops? Bach – Pest control will be called immediately. DeSilva – Parking lots, noise level, trailer parking? Utter – Events will be hosted 3 to 4 times a year. The property will be used mainly for rider and horse training/learning and boarding. The prize money will be very low and will not be in comparison with such events as HITS.

- Mary Snow, 213 Commons Lane – Water/Sewer effects on system? Emergency vehicles on gravel roads? Traffic concerns. Utter – The water usage is estimated to be approximately 3,600 gallons a day. The plans for the water/sewer will be submitted to the town engineer to ensure that it conforms with the area's availability. There will be two fire hydrants with a gravel road around them. The road will be created to carry the weight of the emergency vehicles. The traffic study that was done for a different project in the Glasco area included the traffic created by Sophiedrew. No significant impacts were found. Snow – Doesn't a traffic study have to be done for each project separately? Utter – This was done in conjunction because both projects were being presented simultaneously to the Planning Board and was it was more cost efficient to do them together. Snow – What is the tax base? Utter – That will be up to the Assessor's office. Post – The Planning Board does not consider that when reviewing an application. Snow – Will the hydrants be privately owned, or will the town maintain them? Utter – Privately.
- Charles Schirmer, 288 Glasco Tpke. – This is a High Density Residential area that was re-zoned without the knowledge of the public by the Town Board. Public hearings were held on May 3, 2018 and May 18, 2018 but the residents were not notified of these hearings. Only 3 out of 5 of the Town Board voted in favor and the area was amended under zoning law to include riding academies. When it was presented in the Daily Freeman only Kings Highway was mentioned for impact not Glasco Tpke. It is not fair to put this type of special use permit in a heavily residential area. I will cause insects and the storage of manure and used straw will create issues. The snow removal is a concern. Submitted a package of other horse riding facilities with the same offerings located within a 20 mile radius of Saugerties. Post – The Planning Board can not answer for the actions that the Town Board has taken but can only uphold the laws and ensure that the zoning regulations set forth by the Town are upheld.
- Barbara Kolbinski, 210 Commons Lane – Will there be an outdoor PA system? Bach – No. Utter – There will be less then 50 people at any given event. There is no plan for an outdoor PA system at this time and if one wanted to be added the applicant would have to come before the Planning Board again for approval. Kolbinski – Hours of operation? Bach – 7am – 5 pm. Post – Hours and days of operation will be outlined in the resolution if the project is approved.
- Brenda Meeks, 2253 Route 32 – It states that there will 50 riders is that how many horses? Utter – There will be 40 stables and then 4 to 5 parking spaces for trailers during events, that is how the number came to 50. Meeks – Plowing? Utter – Maintenance would be required to up with the gravel. Meeks – Would like to require a paved road. Post – This project has not been approved yet and the purpose of the public hearing is get everyone's input on what can be done to make the project acceptable for the community. The Planning Board has to legally follow the laws and regulations set forth by the Town of Saugerties. If something does not fulfill the requirements the Board has the right to deny an application. The resolution that the Board will apply will include such things as lighting and removal of manure. Shuster – Relevant conditions will be built into the resolution.
- Mary Snow, 213 Commons Lane – These large projects put stress on a small community including the water/sewer usage and traffic. There have been three large projects proposed for Glasco, one already approved; Farmhouse Commons, Agawam and Sophiedrew. Not sure the community can handle it.
- Barbara Kolbinski, 210 Commons Lane – Would like the Board to consider how they would feel if a riding academy was going in their neighborhood and the repercussions.
- Michael Dellachiasa, 249 Glasco Tpke. – The area already has a Lyme disease problem and the increase in rodents that carry Lyme will make that worse. Post – Rodent problem has already been addressed.
- Lois Zito, 209 Commons Lane – 40 horses seems like a lot for the acreage. Bouren – There are not restrictions on how many horses per acre.
- Marilyn Rowley, 605 Commons Lane – Why are we just hearing about this in the community? Does the Department of Health have to be involved or Federal? Post – It has been before the Board for several months and there was even a write up in the paper. The minutes are on the website as well. The DOH will be involved where it concerns the water/sewer. DOA is not involved. Shuster – The Board will have

62 days after the public hearing is closed to decide. There are several items that will need to be addressed by the applicant prior. The Board has reviewed the EATF form for potential environmental impacts, no significant environmental effects have been found. There is no Federal review because there are no Federal permits required.

- Stephanie DeSilva, 612 Commons – Where will the manure dumpsters be located? Utter – 100' south of northerly property line, as per the code for outside manure storage.
- Judy Decasa – Who owns the property? Utter – The applicant is in contract to purchase pending the result of the Planning Board decision.
- Charles Schirmer, 288 Glasco Tpk – According to the Management Plan the stalls will be cleaned 2x day and the barns swept 3x day, the students are responsible for this task? Utter – Yes, it will be part of their training. Schirmer – It states that this academy will offer children an environment that they can not receive anywhere else, that is why a packet of other academies in the area was submitted. This should not be in our neighborhood.
- Debra Carter, 603 Commons Lane – Why is this the first meeting and last meeting for the public? Post – The public can attend any meeting but may only voice concerns during public hearings. Any additional issues should be submitted to the Planning Board office in writing.

Post asked if anyone else had comments/concerns. None.

A motion was made by Creen, seconded by Bouren to close the public hearing at 8:28 pm. All in favor, none opposed, carried.

Utter – Will get the final building design together and will submit along with the required documents to be submitted to the Town Engineer. May not be done in time for the August meeting.

OLD BUSINESS:

1. **Site Plan/SUP-Anthony Tampone-Malden Turnpike.** Mr. Tampone presented. Distributed an updated site plan to include the suggestion of Shuster that will be no parking or other activity within 15' of the eastern property line and the timber markers for the parking spaces. Goldberg-Removal of cars, as of today there were still 12 cars located outside the building, several unregistered. Tampone-There are 4 unregistered vehicles outside at this point, most have been removed. The tent was being constructed but had to stop due to weather, will resume. Goldberg-will cars be fixed and then be removed from the property? Tampone-Yes, some of the unregistered vehicles are there to fixed and sold. All vehicle plates will match the registrations, a concern brought up by Mr. Downey. The only vehicles to be on-site will be those of the workers and those being repaired. Furman-Is the display area by the road? Will there be cars displayed? Tampone-Only have the 4-car display lot for the DMV permit, no plans to use it for displaying any vehicles.

A motion was made by Furman, seconded by Bouren to approve the Site Plan and Special Use Permit. All in favor, none opposed, carried.

2. **Site Plan-BlueStone Energy Solar, LLC/Geronimo Energy.** Present were Jenny Monson-Miller (Geronimo), Derek Hasek (Geronimo) and Eric Will (Geronimo Energy). Hasek-There was a neighbor meeting for the immediate neighbors on June 27, 2018 at the Senior Center. There were 9 people present and only 2 were concerned with the project. The updated visual analysis was submitted for review. An additional review was distributed to the Board. Monson-The visual analysis was done per the DEC regulations and through their process as outlined. Simulations of view points can take 5 to 6 weeks and have been started. It was found that the view of the project from the Catskill Mountains was obstructed by a ridge. Furman-Would request the view point simulations? Monson-They can be done before the public hearing. Shuster-Landscaping impact and potential effects on Aquifer. Monson-Reviewed the Town testing that was done and found that the cap is down at least 60'-80' and the post will only go down 12'-18', should not have an impact. No pesticides will be used and only minimal herbicides that would be administered as spot treatments only. Ellsworth-Simulation from the Catskill lookout/Overlook would be helpful, viewpoint #21. Bouren-Simulation from the Mountain House at

North/South Lake as well. Furman-Why herbicides? Hasek-Prefer to use mowing to keep the invasive down but if necessary they will spot treat with herbicides. Shuster-Drainage and Grading plans will have to go to Town Engineer for review, we will send them. Hasick-There will be a meeting open to the public for comments/concerns on August 1, 2018 at the Senior Center. A public hearing is requested to be set for August. Ellsworth made a motion, seconded by Tiano to set public hearing for August 21, 2018. All in favor, none opposed, carried. Shuster-SEQR and neg dec will need to be completed before the public hearing. Visuals will help for this process.

Pre-Hearing Conference:

1. Lot Line Revision, William Parr, Bill Parr Drive. Tom Conrad presented for the owner. The applicant would like to combine two existing lots in a previously approved subdivision. A motion was made by Bouren, seconded by Creen to declare a Type II action under SEQR. All in favor, none opposed, carried. A motion was made by Bouren, seconded by Creen to approve the lot line delineation pending signatures and fees paid. All in favor, none opposed, carried.

2. Lot Line Revision, Stephanie & Patrick Melick, Martha's Court. Presented by Charles Holtz. The applicants would like to reconfigure three lots into two. A motion was made by Goldberg, seconded by Furman to declare a Type II action under SEQR. All in favor, none opposed, carried. A motion was made by Goldberg, seconded by Furman to approve the lot line revision pending signatures and fees paid. All in favor, none opposed, carried.

3. Site Plan/SUP, ELP Saugerties Solar, LLC, 1765 Route 212. Presented by Jamie Fordyce and Wendy DeWolfe, Eastlight Partners. Applicant is proposing a solar farm installation where the old landfill was. No clearing of trees on right side of property. A 2 megawatt system on 10.57 acres that will be fenced in. The energy will be disbursed under as community solar to subscribers, which will come up as a monetary credit/coupon on the subscriber's energy bill. The project will be a community solar project, providing discounted energy credits to subscribers. Anyone who is served by Central Hudson can be a subscriber but will aim to focus subscriptions locally. Goldberg-How can the applicant tell if they have too many subscribers to provide energy to? Where will the entrance be? DeWolfe-There is a cap placed on the number of subscribers which will be part of the final contract. Tiano-Methane gas from pre-existing landfill? DeWolfe-The landfill was closed about 20 years ago and it is mostly settled at this point. There will be a review process with the DEC, keep the integrity of the landfill. The existing entrance will be used, in contact with Doug Myer, Town Highway Superintendent. Bouren-Will the panels be on concrete slabs or posts? DeWolfe-Concrete pads where they are on the landfill and posts everywhere else. Shuster-The fence that is being proposed will need a ZBA variance approval, or it can be moved to fit the setbacks. The EAP needs to be resubmitted because the proposed area is not a new disturbance of land, only a small portion will be a new disturbance. Goldberg-The ZBA process will be at least a 2 month process. DeWolfe-Visuals? Shuster-Will need a zone of visibility map, Raycliffe visual impacts/renderings and the fire tower at Echo Lake. Use the DEC protocol. Modify the fence layout and then come back to schedule a public hearing. DEC approvals needed.

Miscellaneous:

Lot Line Revision-Benzenhoefer-33 River Road. Tom Conrad presented. The original maps submitted have to be revised. The seller of the property being added to Benzenhoefer is not selling a section that was previously thought to be included in the sale and revision of land. New maps will be resubmitted removing that piece of property.

Minutes-The April 17, 2018 minutes were amended to include the Site Plan in the motion to approve Kim Matthews/KMM Homes on Route 32A. A motion was made by Furman, seconded by Creen, to approve the minutes as amended. All in favor, none opposed, carried.

The May 15, 2018 minutes were amended to reflect the correct names of property owners for Benzenhoefer on River Road. A motion was made by Creen, seconded by Bouren, to approve the minutes as amended. All in favor, none opposed, carried.

Major Sub-division-Richard Rothe-Pine Lane. The maps were not submitted to the Planning Board for signature within the 180 day timeframe. A motion was made Ellsworth, seconded by Furman, to grant Rothe a 90-day extension to submit the maps for signature and payment of fees. All in favor, none opposed, carried.

Lot Line Revision-Marc Rosenbaum-Old Powdermill Road. The signed maps were not submitted to the Ulster County Clerk's office within the 62-day timeframe allotted. A motion was made by Ellsworth, seconded by Tiano, to re-sign and date the maps for submission to the Ulster County Clerk's Office. All in favor, none opposed, carried.

Minor Subdivision-Laura & Brian Decker-Minor Subdivision. The original maps that were submitted for signature contained an error, new maps will be submitted for signature to reflect the correct lot lines. A motion was made by Goldberg, seconded by Furman, to approve signature of the amended maps. All in favor, none opposed, carried.

Other- Ellsworth would like some kind of mic system or set-up of the room that makes it more accessible and so that the public can hear what is being discussed. Becky will contact Maclsaac to discuss.

Adjournment:

Since there was no further business to discuss, a motion by Bouren, seconded by Creen, to adjourn the meeting at 9:58 pm. All in favor, none opposed, carried.

Respectfully Submitted by,

Becky Bertorelli
Planning Board Secretary