



PLANNING BOARD MINUTES
For March 20, 2018

The Pledge of Allegiance.

Five public hearings were 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 7:34p.m. Present were Howard Post, Daniel Ellsworth, Len Bouren, Michael Tiano, Kenneth Goldberg, Carol Furman and William Creen. Robert Hlavaty, Alternate, was present. Mike MacIsaac, Liaison, was present. MaryAnne Wrolsen, CAC, present. Dan Shuster, Consultant, was present.

A motion by Tiano, seconded by Creen to accept the February 2018 Minutes. Furman abstained, motion carried.

A motion by Goldberg, seconded by Tiano for a Neg Dec for HV Contemporary Homes LLC. All in favor, none opposed, carried.

PUBLIC HEARINGS:

1. Site Plan-Carlton Bell-Turkey Point Drive. Plans presented by Carlton Bell and Paul Jankovitz. Opened public hearing at 7:38pm. Build a single family house and a garage. Jankovitz had question on photo metric lighting that he cannot find for residential use only commercial use. Will meet zoning, setbacks, septic (UICoHealth approval), drainage, drainage swale across Turkey Point. On the culvert was putting in a 12 in. but there is a 15 in. there so will look at that. Will landscape along the edge of property by neighbor, evergreens to screen garage. Lot has been cleared but will work with what is out there. Building a modest 2 story house with 3 bedrooms and a 2 car garage. Color will probably be a green timberline— no vinyl siding. The garage is the only element out of character to the location. Garage is 48 x 48 and 26ft. height. Comments: Breyann Hamill-Land was previously cleared by Bell without permission, questioned private road and gravel driveway labeling if need an easement. Kevin Naccarato-original plan of house did not have garage. Bell-had from day one. Naccarato-why second garage such a large garage. Jankovitz-yes, needs a place for all his toys and discussed dimensions and height. Bell-boats, ATV, dirt bikes, mobile home, etc. Hamill-concerned this will become commercial and run his business and what the law states. Bell-all those things are not for business use. Scenic Hudson Easement says no business. Has purchased another parcel for his business use. Linda Trummer-Napolitano-what is square footage. Jankovitz-1900sqft. house-3 bedrooms and 2 baths. Hamill-drainage concerns of flooding. Jankovitz-is aware, is low area and upgrading the culvert pipe. Hamill-has the Town hired an Engineer to review drainage. Post-yes B&L is Town Engineer so asked an outside Engineer, Chris DiChiaro, to review. Shuster-discussed review-has filled with

materials to obstruct flow of stream, no silt fences and recommends drainage way be protected to carry flow and the culvert pipe under driveway same size as road. Will drain as well as it will prior to disturbance. Jankovitz-will have a barrier and silt fences throughout the site. Bell-cannot do anymore work until passed this process. Hamill-showed a video from today showing water in ditch and concrete filled area. Read her report on that based on Bell's submission is not compatible for waterfront overlay-no objection to house and garage opposed to larger garage next to a stream but the size distracts and has to follow waterfront overlay law. Wants PIBd to follow waterfront overlay recommendations from UICoPIBd and Shuster review. Hamill said the garage does not fit in the code for residential zoning. Concerned with flooding and a condition to remove all fill and materials not related to the house building be removed. She wants Bell to replant vegetation that he cut down. Napolitano-submitted photos on height of Bell's garage, water in ditch and filled in stream. Believes not permitted in code as accessory building and uses for a garage and area of land disturbance if needs a SWPPP report and requests delineation. A motion by Furman, seconded by Creen to close hearing at 8:15pm. All in favor, none opposed, carried. Goldberg needs plans what the garage will look like. Bell-will submit the plans.

2. Minor-Donald Feistamal-Terri Drive. Plans presented by Michael Vetere. Opened public hearing at 8:20pm. Subdividing a 2 family building out of HDR and taking ½ acre that meets all criteria. Comments: Sister Katherine of Dominican Sisters-wants to make sure the their property and Scenic Hudson's parcel with creek is not disturbed. Vetere-has 19 acres and will not disturb creek. Everything is already out there just subdividing the lot off. A motion by Furman, seconded by Ellsworth to close hearing at 8:25pm. All in favor, none opposed, carried. A motion by Goladberg, seconded by Tiano to approve the subdivision pending signatures and fees paid. All in favor, none opposed, carried.

3. Site Plan/Special Use Permit-SSGB Properties/Sanzi-Glasco Turnpike. Plans presented by Charles Wesley. Opened public hearing at 8:27pm. Has 4.9 acres. Fleas market, 110 spaces, Supervised from 8:00am to 5:00pm Saturday – May through October. Food vendors. No buildings, no lighting. Comments: Harriet Tomasko-opposed of this project-traffic on a dangerous road, will use her driveway to turn around as they do with the self storage now, no security as the farms have already had people just walk on their property to see animals and burglaries, trash on road, is a quiet neighborhood, value of their homes. Brian Carmody-concerned with food and sewer and sewer overflow. Wesley-port-a-potty and will be adequate. Carmody-problems with people going bathroom now and he collected a box of trash he collected. What about fencing, screening, overflow as he does not want anything on his property as his property is on the side and rear. Also the new owners have added U-Haul Trucking there plus the self-storage. Did they receive permission for the U-Haul trucks. The food will draw wildlife and ruin their hunting. Not good neighbors, noise levels carry and water flooding neighbors. Carmody read his letter and also poor sight distance. Wesley-there will be no loud music played. Bob Chaffard-concerned with traffic and strangers. About 600 people a day and 600 different people every weekend, noise from 6:30am (set up and ready for 8:00am) until 7:00pm. Paul Tomasko-bad sight line, there are a lot of house and driveways along that section, even a mirror on Phillips to help at intersection

and bad sight at barn intersection. Wesley-will work with neighbors, not there to make problems. P. Tomasko-any recourse. Wesley-Special Use Permit come back in a year to review the progress. P. Tomasko-also owners trailer court, has not been taking care of that either. There was a trailer fire and he has not removed and concerned with water quality. Joe Harmony-owner already has violations on U-Haul, etc. Dan Smith-concerned with his horses and raises german shepherds that do not like a lot of noises, traffic at intersection, accidents every year. Wesley-will refer project to UICoPIBd for review. Shuster-develop a traffic control plan and signage on site. Wyatt Smith-accidents on blind turn, dump trucks, speeders and cannot stop, added traffic, disturb their live stock. Sangi-maybe 2 cars at self storage at a time-has 140 and 50% are used. Smith-no noise now and is grandfathered but now will have a lot of noise. Beth Smith-against project has farm, animals and disrupting with all kinds of people looking at their property. W. Smith-uses the water to feed animals and what would effect animals. Kathryn Schmidt-Zoned MDR does not support this use. Wesley-thought it was in the GB zoning. Shuster-no -pre-existing business but in MDR and can be used-and explained but flea market is allowed with a SUP. Francine Carmody-concerned with gasoline and oil leaking into drinking water and demands that they close or pay a fine. Ellsworth-will have the Building Dept. review. Post-no recollection of approval for U-Haul. W. Smith-wants a water run off study done and also they are considered a junk yard due to all the cars there. Bethany Willard-was not informed about this meeting but agrees with neighborhood and the intent of the business and will they pay sales taxes. Diane Beitel-do they need a traffic study. Tom Roberts-hears the noise from self storage and mirror keeps getting knocked off by box trunks and these people will not behave. Susan Camarata-water and flooding concerns and vendors staying over night. Also parking on road. Wesley-this project will not support a 2 day event and no overnight stay. If cars park on road, it would be a Police matter. P. Tomasko-there will be no control, do it someplace else. Marc Smith-here for a friend that is opposed. Wesley-will probably have 62 vendors as they usually take 2 spots one for their car and one for their table. A motion by Furman, seconded by Goldberg to close hearing at 9:25am. All in favor, none opposed, carried. Sanzi-will clean up, has fences, cannot remove burned trailer yet due to insurance, etc. Thinking about removing the U-Haul trucks. Wants to utilize land to make money. Ellsworth-will visit the site. Sanzi-there is no trash, has a caretaker. Post-the traffic can get backed up, there are a lot of things to consider. Furman-can he do as an experiment. Sanzi-can try it and see if it works.

4. Major-HV Contemporary Homes LLC/Vandervliet-Manorville Road. Plans presented by Jeff Hogan. A four lot subdivision. Has 25 acres with access existing on Manorville with 3 or 4 houses then continues up through old quarry road and add 4 new houses and septic. Comments: David Silver-lives two ledges below, has drainage off mountain concerns and clearing and roof run-off so more water comes down, as water pools on his property now. Post-will submit an erosion and stormwater plans. Silver-road maintenance. Hogan-will prepare a Road Maintenance Agreement. Post-submit an Agreement so Town Attorney can review before next meeting. Silver-lighting concerns as they have beautiful lighting but is floor to ceiling windows. Post-consider non reflective glass. Elaine Sorrenson-looks up to light, houses are beautiful but will glow. Also if the road is widened more people will drive up, emergency vehicles can make it

fine now. Post-there are reasons to widen. Hogan-applicant does not want to either but fire department is making them. Silver-impact his well. Hogan-cannot predict will be 4 wells on 25 acres. Rich Arvidson-concerned with water run-off. Lighting stand out which can be addressed with screening and other neighbors screening would be helpful. Phillip Levine-water run-off an issue now and has to be addressed and well stays running. Elaine-part of road is not driveable because of runoff, culverts, etc. concerns. Hogan-culverts going to Phillips parcel, the Town Engineer will review. Elaine-when construction that is only way in and out. Hogan-cannot block you out, they will give you an acceptable way. Paula Dowd-is a road or ROW and is access through Greenedge. Hogan-is a ROW on map. A motion by Furman, seconded by Ellsworth to close hearing at 10:00pm. All in favor, none opposed, carried. Ellsworth-the 12% grade change within 50ft. might be a problem. Hogan-met with Terry Valk of fire department and he did not have any problems but can make changes. Post-approve preliminary plat then meet Conditions. Send to Centerville Fire Department. A motion by Goldberg, seconded by Furman to override road length standard and approve with the Conditions of erosion and stormwater control plans approved by B&L, Ulster Co. Health Department approval, Road Maintenance Agreement and Fire Department letter. All in favor, none opposed, carried. Put on April 17, 2018 agenda.

5. Minor-Brian and Laura Decker-Rt. 9W. Plans presented by Dan McCarthy. Opened public hearing at 10:10pm. Subdivide a parcel to daughter for a house. Existing drive for house and barn and a driveway continues to Rt. 9W. A motion by Goldberg, seconded by Creen to close hearing at 10:12pm. All in favor, none opposed, carried. Goldberg-has there been a response from the fire department. No. A motion by Goldberg, seconded by Furman to grant approval for the minor subdivision. All in favor, none opposed, carried.

OLD BUSINESS:

1. Site Plan-Fred Costello, Marie Costello and Fred Costello, Jr.-Glasco Turnpike. Plans presented by Michael Vetere. Tiano recused. Auction Hall with parking. Will do 90% of business on-line so not many cars. Checking on the 4 front parking spaces if legal will use them and will try to have them as parallel parking. Will have street parking but adequate parking in back. There will be no extra drainage caused. Will be combination of on-line and live auction. Will use Applicant's box truck for transportation, no 18 wheelers. Had 7 auctions so far and all went smoothly. Discussion on a side walk. There are no other sidewalks on either side but in front of 3 houses. There will be 2 existing lights in back, no new lighting. Reviewed UICoPIBd recommendations. A motion by Goldberg, seconded by Creen to override the enhanced lighting recommendation of the UICoPIBd. All in favor, none opposed, carried. A motion by Goldberg, seconded by Furman for a Neg Dec. All in favor, none opposed, carried. A motion by Goldberg, seconded by Ellsworth to approve the site plan pending signatures and payment of fees. All in favor, none opposed, carried.

2. Site Plan/Special Use Permit-Agawam Hospitality Group, LLC-Rt. 32S and Liberty Street. Cancelled.

3. Site Plan/Special Use Permit-Sophiedrew Acres LLC/Bach/Ferraro-Glasco Turnpike. Cancelled.

4. Site Plan-A. Montano Company, Inc.-Rt. 32N. Plans presented by Jeff Hogan. A motion by Furman, seconded by Ellsworth that the Town of Saugerties Planning Board will be Lead Agency for this project. All in favor, none opposed, carried. Shuster-still needs to submit the utility and drainage plans. The building will be 30,000sq.ft. of earth tone maybe dark green or gray of metal and steel. The building will be 1000ft. From Rt. 32N with a ridge in between and will not see building from road. Will see entrance and equipment. Building will be seen from the Thruway. Two story building with office and garage. Applicant is not sure if they will close their Rt. 212 place as turning trucks on Rt. 212 is dangerous. Shuster-needs visuals like Holiday Express did across the road. No balloon test is needed. Shuster-quick sections showing that you will not see the building. Show view of equipment with landscaping. Furman-will there be a security fence and signage. Hogan-will ask about the fence and on the signage will probably use the name from the trucks.

5. Release Lots from Major-Timbest, Inc./Bishops Gate-Josephs Drive. Plans presented by Jeff Hogan. Wants to release the last 3 lots (149, 151 and 160) and a 50ft. x 200ft. Road parcel along Josephs Drive. A motion by Goldberg, seconded by Furman to approve the release of the previously approved lots for filing. All in favor, none opposed, carried.

PRE-HEARING CONFERENCE:

1. Lot Line Revision-Steven and Erica Guerin-Blue Mountain Road. Plans presented by Michael Vetere. Received ZBA approval on side yard variance. Now adding 4 acres from one lot to their home lot. A motion by Goldberg, seconded by Furman to declare as a Type II Action. All in favor, none opposed, carried. A motion by Goldberg, seconded by Ellsworth to grant approval for the lot line revision. All in favor, none opposed, carried.

2. Minor-Randal and Faith Fury-Seyler Terrace. Plans presented by Michael Vetere. Subdivide a 6 acre parcel into Lot 1 with 2 acres and Lot 2 with 4 acres. And corrects the overlap area. Has water and septic. Will have a Road Maintenance Agreement. Delaware Street is not Town maintained. Shuster-Road Maintenance Agreement will be fine. Try to submit so Town Attorney can review before next meeting or make it a Condition. Sewer lines run in back of parcels – easement. A motion by Goldberg, seconded by Tiano to declare as an Unlisted Action. All in favor, none opposed, carried. A motion by Goldberg, seconded by Tiano for a Neg Dec. All in favor, none opposed, carried. A motion by Goldberg, seconded by Furman to schedule a public hearing for April 17, 2018. All in favor, none opposed, carried.

3. Site Plan-Kim Matthews/KMM Homes-Rt. 32A. Plans presented by Jeff Hogan. Has 22 acres with 31 mobile homes plus 5 single family lots. Add one vacant lot to park and 4 more additional lots for a total of 36. There is now also a lot line revision between Kim and Thomas Conrad, neighbor, to convey a strip to Conrad as a buffer. Will put 4 units

on 1 acre parcel. The road Whispering Pine will continue through. A motion by Goldberg, seconded by Furman to declare as an Unlisted Action. All in favor, none opposed, carried. A motion by Goldberg, seconded by Tiano to refer to UICoPIBd. All in favor, none opposed, carried. A motion by Goldberg, seconded by Furman for a Neg Dec. All in favor, none opposed, carried. Shuster-will need separate lot line plans and site plans.

4. Minor-Matlacha Properties, LLC-Hommelville Road. Plan presented by Hudson Bielecki for Don Brewer. Has 23 acres. One parcel was subdivided out in 2006. Now subdividing another parcel out. Has a Road Maintenance Agreement. Extended ROW. Gravel road then a woods road. Well maintained road. In Centerville Fire district. Applicant will contact fire department to review road. A motion by Goldberg, seconded by Tiano to declare as an Unlisted Action. All in favor, none opposed, carried. A motion by Goldberg, seconded by Furman for a Neg Dec. All in favor, none opposed, carried. A motion by Goldberg, seconded by Furman to hold a public hearing on April 17, 2018. All in favor, none opposed, carried.

MISCELLANEOUS:

1. Received Zoning Board Materials.

Since there was no further business to discuss, a motion by Creen, seconded by Bouren to adjourn the meeting at 11:15pm. All in favor, none opposed, carried.

Submitted by: