

PLANNING BOARD  
MINUTES FOR MARCH 20, 2007

Three (3) public hearings were scheduled for this meeting and the public was invited to come forward to examine maps and ask questions. James Bruno, Vice Chairman, opened the meeting at 7:35p.m. Present were James Bruno, Tom Francello, Carole Furman, George Collins, Howard Post and William Hayes. Absent was William Creen. Chris Round, Consultant and Nancy Campbell, Town Board were present.

A motion by Collins, seconded by Furman to accept February 2007 Minutes. All in favor, none opposed, carried.

**PUBLIC HEARINGS:**

1. Major-JLM Home Developers-Diamond Court-opened public hearing at 7:38p. Maps presented by Richard Rothe-17 acres into 4 lots-road up the center. Needs Road Maintenance Agreement, grading road profile, to improve Diamond Court and septic approval. Comments: Steve Broughton-power is all underground now, narrow road and the 4 inches of stone will wash away. Rothe-it would be desirable to put power underground, there will be a 50ft. wide ROW to widen the road to 15 – 20ft. (25ft. from center of road) and Diamond Court will be re-graded and then 4 inches of stone. Broughton-now they do road maintenance on their own-improvements and plowing but concerned with emergency vehicles. A motion by Post, seconded by Furman to close hearing at 9:45p.m. All in favor, none opposed, carried. Reviewed Town Engineer comments and they will be addressed. Discussed the no road frontage problem in the Town, that there is no zoning on it now and road maintenance for public safety. Campbell-is in progress probably next week. Rothe-will revise and make submission for next month. Received receipt cards.

2. Minor-Benjamin & Mary Aldorasi-Malden Turnpike-Opened public hearing at 7:48p.m. Maps presented by William France, son-in-law. No comments. Needs Health Dept. approval. The weather has held them up but they are not in a hurry. Still waiting on their house. A motion by Collins, seconded by Hayes to close hearing at 7:50p.m. All in favor, none opposed, carried. A motion by Post, seconded by Collins for a Neg Dec. All in favor, none opposed, carried. A motion by Post, seconded by Furman to grant Preliminary Plat approval, waive submission of Final Plat and grant Conditional Final approval pending Health Dept. approval, fees paid and owner's signature on a reproducible map. All in favor, none opposed, carried. Received receipt cards and Seqr.

3. Site Plan-Highland Cliffs, LLC-Skyline Drive-re-opened public hearing at 7:55p.m. Maps presented by Bruce Utter-there is no update-have not heard from any agencies. Need to receive DOT comments. Thought this was off agenda. No notification of

cancellation was given to the Planning Board. All information received so far is at Town Hall for anyone's review. When they have everything answered, they will continue. Planning Board members will get the answers to review before meeting. Additional comments: Kim McGuire reviewed Zoning Law to make sure in compliance and found violations-on special use permit and water overlay. Says special use approval has to be very specific. Chris Round explained that Planning Bd. has to follow the Zoning Law Codes on the specific projects and vote to approve the project and that the Zoning Code Officer reviews plans and Round also tried to explained to her that she was confusing subdivision laws and variance laws. McGuire-stated that Rich Praetorius was liaison for Saugerties as a Co. Planning Bd. member and accused him of conflict of interest. Post-Praetorius will recuse himself from any projects he is involved in just like the members do on this Board. McGuire-discussed waterfront overlay for protection of shoreline; Lamb Ave. violations; lot size and density; road conditions for Emergency Departments and safety of public; future water supply; protect high point water line, Class B stream; no clear cutting of trees and no changing of scenic view; run off damage of Esopus Creek; and parking spaces. Feels mislead – this needs a variance and very specific and it should be up to Praetorius & Conrad's responsibility to make sure public is safe. Round explained that all these conditions are what the Planning Bd. members have to review and approve on ANY site plan process. Bob Aiello-he talked to Ulster Co. Fireman and he said that there is not sufficient pipe sizes in that whole development now. Saugerties is developing too rapid and cannot provide adequate safety service. Aiello-Praetorius is not a conflict of interest but he could always appear in front of an Advisory Committee like the Ulster Co. Bd. of Ethics. Aiello-water concerns for future. McGuire-read letter from Helmoortel with reference to water concern. Phyllis Silvers-concerned with traffic and gave hand outs – feels they have a very good case on single access for a development and on dead end roads with number of houses on a dead end road. Paul Jameson-a Kingston fireman who lives in Barclay Heights-discussed undersized piping that the pipes are not up to county standard; would need to buy a ladder fire truck and another engine and they would not be able to drive up the access and there is not enough members to cover for the ambulance services and fire departments and that this project needs 2 entrances. Patrick Ryan-what about notifying the schools and traffic safety. Round-this project is allowed in R3 Zoning District with a special use permit and the Planning Board will process –the Board cannot just deny, they have to follow the Zoning Law–Ulster Co. wants apartments in Saugerties and people want to live in Saugerties. Concerned these condos turning into rental apartments. Jan Lopez-thanked for research and to consider the children and increase traffic. Chris Lawless-who has final say –why is this being considered with all the problems with water, traffic, etc. and are you hearing this. Bruno-Planning Bd. has final say and by law it has to be considered and yes the Board hears your concerns loud and clear. Francello-we are all residents of this community, you are not just talking, we are listening to you and know the concerns are there. Hayes-Towns have been sued in court for just saying no, it can be taken to court so have to go by Zoning Law. Bruno-public hearing will be left open. McGuire-thank you and we feel better after this meeting. Craig Squires-did you receive stormwater plan. Answer-not yet. A motion by Post, seconded by Furman to continue hearing for April 17, 2007. All in favor, none opposed, carried.

## OLD BUSINESS:

1. Major-Hilton Wilson-Rt. 32-Maps presented by Richard Rothe-10 acres-existing house with 3 additional lots. Has a common drive with Road Maintenance Agreement. Needs grading and erosion plan, DOT curb cut approval and Health Dept. approval. Reviewed Brinnier & Larios letter. Will revise maps and submit for April meeting.
2. Major-Michael Persico-Rt. 32-Maps presented by Richard Rothe-started this in May 2006. Lot 1 is a commercial lot and others are residential- total of 4 lots. Needs Health Dept. and DOT curb cut approvals. There are 2 entrances but will close one. A motion by Post, seconded by Collins 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 Final approval. All in favor, none opposed, carried. Received Seqr. and 2 signed maps.
3. Major-Glasco Turnpike Operating, LLC-Glasco Turnpike-Maps presented by Michael Moriello and Bruce Utter-Finally Army Corps signed off in Feb. 2007. Town Engineer signed off. Health Dept. for septic is approved. Has paid recreation fee in advance before the increase. Town Attorney and applicant-no building permits until all conditions of 8/06 and NOTES on maps and NOTES from Army Corps. SPEDES permit-will submit. Needs to finalize a few more preliminary conditions like bond of roads and signoff of water plan. County Highways will give approval when roads are bonded and Town Highway Superintendent has signed off. Needs restriction approval. No disturbance which are on NOTES on map. Will submit a draft of conditions for next month. Utter-stormwater is approved and water and sewer is approved with Water Department for 68 lots. Phases were reviewed. Put on the April agenda.
4. Minor and Lot line revision-Quick Check – Rt. 9W & Rt. 32- Maps presented by Jennifer Porter and Jeff Martell, Bob Vallario and Chuck for Traffic. ZBA public hearing are set for April 2007. Stormwater plan revised but maps are 99% the same, traffic reviewed, historic preservation showed no items of significance so no need to go farther. Needs Seqr. so ZBA can act. Discussed traffic having no impact and turning lane approval from DOT yet. Needs information on archeology and show that there has been previous farm and tilled for years so has been disturbed. Traffic-feedback on traffic signal is not significant enough to warrant one. Brinnier & Larios were satisfied with plans. Furman-concerned with sign variance - the sign is too big. Discussed-Pl. Bd. wanted pole changed to monument and variance no more than 15ft. on canopy to 17ft. on canopy for vehicle clearance. On store over sidewalk for light, rain and sign needs to be higher for walking clearance. Variance also for number of signs facing Rt. 9W for gas sign and food sign and for number of free standing and number of directional signals. Submitted long Seqr. form. A motion by Post, seconded by Collins for a Neg Dec. All in favor, none opposed, carried. Chazen will prepare Resolution and Neg Dec. to forward to ZBA when signed. \*\*\*Signed and sent to ZBA and copy to applicant sent on 3/21/07\*\* Discussed height of monument-make wider instead of higher.

Collins-move canopy away from building and put a sample vehicle on map in fuel area. Will move back to gain another 5ft.- can take a few feet off loading area. Tanks will be double walled and monitored and not in a pan because of surface water.

5. Minor-Thomas & Frances Resso-Rt. 32-Maps presented by Michael Vetere-DOT wants access through Crowne Management project. Concerned that this road will not be built for a while. Vetere met with DOT and will use Crowne Management road. Has a curb cut approval if Crowne does not build when applicant is ready and Crowne is not. Will probably wait because they are using Crowne water and sewer lines anyway.

NOTES on both Resso and Crowne maps. A motion by Post, seconded by Furman to grant Preliminary Plat approval, waive submission of Final Plat and grant Final approval. All in favor, none opposed, carried. Received 2 signed maps.

6. Major-Dennis Lore-Churchland Road-Maps presented by Dennis Lore-104 lots – Revised map. Chris Round explained that more information is needed for a more complete map before a public hearing. Discussed-if site can support density of project, does this need a water storage tank as it needs double capacity of water. This needs all bases for the design. Show wetlands on map. Show project in depth – show more data.

7. Site Plan-Tim Morgan-Rt. 32-Maps presented by Bruce Utter and Tom Conrad-Discussed Co. Planning Board comments. Discussed cross access from store and parking lot on corner but not through to other lot. It is not advisable to have an access off People's Road-it is steep and no trucks on that road and needs buffer between neighbor and parking lot. Do not take away curb cuts on Rt. 32. A vote was taken by the Board members to have inter-connection easement shown on map – 3 voted for and 3 voted against. Inter-connection access easement between store lot and lot to the South should be shown on map. Conrad-NOTE on map stating location of cross inter-connection easement to be identified later in future. Chazen will modify Resolution.

8. Site Plan-Crowne Management Group, LLC-Rt. 32-Maps presented by Bruce Utter-still waiting for comments from all agencies. Put on agenda for April 17, 2007.

#### PRE-HEARING CONFERENCE:

1. Site Plan-James Uhl-Kings Highway-Maps presented by James Uhl-addition to gymnastics building. A pit system – no increase of membership. Parking-1,000sq. ft. more area of stone dust. Needs to be sent to Co. Planning Bd. A motion by Hayes, seconded by Collins to grant sketch approval and schedule a public hearing for April 17, 2007. All in favor, none opposed, carried. Sent to Co. Planning Bd. on March 28, 2007.

2. Major-Eva Kuriplach-Harry Wells Road-Maps presented by Michael Vetere-3 lots. Front Lot 2 and Lot 3 are off Harry Wells Road. Access for Lot 1 is off Buffalo Road. Needs Health Dept. approval. A motion by Post, seconded by Hayes to grant sketch approval and to schedule a public hearing in May 2007. All in favor, none opposed, carried.

3. Lot line revision-Robert Rudolph-Kate Yaeger Road-Maps presented by Tom Conrad. Wants to add 2 acres to a 12 acre lot for access off Kate Yaeger Rd. A motion by Furman, seconded by Post to waive public hearing per Section 323. All in favor, none opposed, carried. A motion by Post, 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.

4. Minor-Mae Miller-Augustine Road-Maps presented by Tom Conrad-Lot 1 has existing house with 12 acres. Proposed building on 3 acres Lot 2. Access is through all lots. Needs Health Dept. approval. A motion by Collins, seconded by Hayes to grant sketch approval and to schedule a public hearing for April 17, 2007. All in favor, none opposed, carried.

5. Minor-Thomas & Barbara Dimino-Old Rt. 32-Maps presented by Tom Conrad-Sold existing house on Lot 2. Now build on Lot 1. A motion by Post, seconded by Francello to grant sketch approval and to schedule a public hearing for April 17, 2007. All in favor, none opposed, carried.

#### MISCELLANEOUS:

1. Ralph & Ann Bogert-Manorville Rd.-received 2 signed maps.
2. Mary Liberto & Anna Buskirk-Rt. 32-received 2 signed maps.
3. Gerhard Benzenhoefer-Rt. 9W-received 2 signed maps.
4. Minor-Deanna Tyler, Thomas & Robert Rice-Rt. 32-does not need a curb cut per letter received. Had Conditional Final last month. Received 2 signed maps.

Since there was no further business to discuss, a motion by Bruno, seconded by Creen to adjourn the meeting at 12:30p.m.

Respectfully submitted:

Juanita M. Wilsey,  
Recording Secretary

NOTE: These minutes for approval were proposed based on the writers interpretation of discussions held at the meeting, and amended as deemed appropriate under the direction of the Planning Board Chairman.