

PLANNING BOARD
MINUTES FOR OCTOBER 21, 2008

One (1) public hearing was scheduled for this meeting and the public was invited to come forward to examine map and ask questions. William Creen, Chairman, opened the meeting at 7:36p.m. Present were William Creen, Tom Francello, Carole Furman, Ken Goldberg, Howard Post, James Bruno and Dan Weeks, Alternate. Absent: Ian Leaning. Jeremy Kane, Town Planner and Nancy Campbell, Liaison were present.

A motion by Goldberg to add the following sentence to September 2008 Minutes under Win One for Jesus—"It was determined by the Planning Board that this is a new application and, therefore, by the new Zoning law, a new public hearing is required". No Second, Motion Failed.

A motion by Post, seconded by Furman to accept September 2008 Minutes with addition of "acres" to Ziegler . All in favor, none opposed, carried.

PUBLIC HEARINGS:

1. Combine lots and Site Plan-Babu and Mina Vaghasia-Kings Highway-Opened public hearing at 7:38p.m. Maps presented by Richard Praetorius. Removal of lot line, combining the 2 parcels, and site plan for a hotel. Demolish mobile homes, house and barn. Construction of a Holiday Inn Express hotel with 70 units. Parking area around hotel. Will prepare a stormwater plan. Grading at entrance, off Kings Hwy., is flat for 100ft., then 9%, then flat around hotel. No fence. Canopy in front. No access off Railroad Ave. due to 35ft. steep slope. Presented pictures of surrounding views from Thruway Exit 20, Kings Hwy., Railroad Ave. and showing surrounding trees. Comments: George Gippert-question on why this owner can build something like this and the previous owner could not, concerned with light pollution and drainage onto his property. Creen-this area was rezoned in 2005 to GB, Town held public hearings for change and was approved. Praetorius-lighting plan meets County guidelines and yes you will see the lights from the hotel. Patricia Diperno-concerned with ponds, safety for children and drainage problems. Praetorius-ponds will not be fenced, they are designed for peak flow and will drain slow through pipes and most of time will be dry. Also with water and sewer coming down Kings Hwy. that should improve flow. John Diperno-could you put up a fence to divide property line. Praetorius-what kind, needs to comply with zoning. John Diperno-can discuss, come over to house. Also what about removing trailers and when do you plan to start building hotel. Creen-removal of trailers is a Building Inspector's issue and they are working on that. Praetorius-we are in the middle of the Seqr. process; removal will start in 2 weeks; approval of site plan in December or January; sewer and water starting next Spring so building of hotel over next

Spring and Summer 2009. George Gippert-will you clear cut property. Praetorius-will do selective clearing, there are some nice trees that will not be cleared. Denis Lareau-concerned with clientele in and out of the hotel with drug dealers, etc.; what about boundary of neighbor's property to keep them from wandering onto neighbor's property; and I am totally opposed to this project. Creen-this is a respectable hotel. Cindy Williams-wants a fence too and concerned with blasting. Creen- as designing this project, will see if it requires a fence. Praetorius-should be able to rip it but if need to blast will follow New York State Laws and notify neighbors. J. Diperno-what warrants another hotel in Saugerties. Creen-studies show that with all area activities such as HITS, festivals, etc., Saugerties will support hotel. J. Diperno-HITS is building their own hotel. Creen-just a rumor. A motion by Post, seconded by Bruno to close hearing at 8:10a.m. Goldberg-would like to discuss leaving hearing open for further reviews and questions by the public. This is a discussion not a motion. Vote on motion to close hearing -- Goldberg, Furman and Weeks-no. Post, Creen, Francello and Bruno-yes. Motion carried. Hearing closed. Discussion: Praetorius will meet and discuss fence situation. Utilities will be underground and will show on landscaping map the greenery that will not be cleared. Drainage flows thru biofilters and small pipes and slowly flows under Thruway to Beaverkill. Needs permits, as they are disturbing over an acre. The Thruway and Central Hudson were notified. There are enough parking spaces for employees per shift.

OLD BUSINESS:

Post-recused

1. Major- Mary Spinac-Sheer Road and Sachs Lodge Road-Maps presented by Tom Conrad. Presented updated maps-still a 3-lot subdivision. House parcel is not part of subdivision. Reconfigured the subdivision lines. Lot 1 is not separated by Sachs Lodge Road. Lot 3 is still on both sides of road and marked with a Z. Eliminated roads in subdivision now 50ft. road called Sachs Lodge Rd. will be dedicated to Town. A motion by Furman, seconded by Bruno to approve the subdivision as amended. All in favor, none opposed, carried. Post-returned. **Received signed maps on October 31, 2008**

PRE-HEARING CONFERENCE:

1. Site Plan-Century Concrete Corporation-Kings Highway-Maps presented by Richard Praetorius and Andrew Gilcrist, Attorney. There is an existing and approved portable plant. Now wants to enclose equipment and upgrade to a permanent facility. Build a 2 bay garage and enclose the silos. Complies with zoning. Will prepare a long EAF and an Erosion and Sediment Plan. This will improve the sight of the site and reduce noise and any dust that escapes. This is zoned Industrial.

Rich Praetorius explained site plan layout-machines are furthest away from Kings Highway. Silos are 14ft. higher than building and want to enclose or screen for better appearance. Discussion on silos-they contain sand and gravel storage-Pl. Bd. decided to just paint silos as that would be less obtrusive-they are mechanical pertinences. Will leave existing Cedar tree line by Thruway. The site plan will not produce more product but will increase storage. Trucks will be parked on site saving travel time and expense. Will prepare more detailed maps for November meeting and hope to have a public hearing in December.

2. Site Plan – Mark Gottenburg-Rt. 32-Maps presented by Mark Gottenburg. Auto sales. Added ½ acre that was already leveled, he just finished off. No entrance or electricity added to this site. More police cars are lined up for sale. Cars are mostly sold for taxi use. He sells mostly in quantity (50 to 75 per month) by telephone not many customers come and browse. Kane review-Zoning Officer wanted site plan reviewed for land use change. Discussion: not a junk yard but a used car lot; unsightly; is on solid rock so hard to grow plantings; no set number of cars to be parked; cars need to be seen in order to be sold; DOT owns between Rt. 32 and the site so cannot plant on DOT land; buffer or screening; get written permission from DOT to encroach on their property and maybe a short fence to improve sight from Rt. 32. Creen-hold this over until discussed with Building Inspector. Furman-people are annoyed at Planning Bd. because of the look of the area. Will investigate further and Planning Bd. will let Mark know determination.

3. Minor-Connie Zack-Church Road-Maps presented by Nick Schelling. This is one parcel with 2 existing houses. Now proposes to subdivide into 2 parcels. Access both off of Church Road. Has setbacks for septic systems and will locate on map. A motion by Goldberg, seconded by Furman to declare this an Unlisted Action. All in favor, none opposed, carried. A motion by Furman, seconded by Post to approve sketch plan and to schedule a public hearing for November 18, 2008. All in favor, none opposed, carried.

4. Lot line revision-Janine Olsen-Olsen Road-Maps presented by Tom Conrad. Lot B is to be subdivided from Olsen and combined with lands of Ferraro. Discussed ROW between property. It is a fee ownership to other lands of Olsen. Lot B does not abut Ferraro property. Determination: This will need to be a minor subdivision. Lot B will have to be a minimum of one acre and a separate parcel owned by Ferraro. For Health Dept. approval will need to submit a letter for soils to sustain a septic system.

MISCELLANEOUS:

1. South Peak / Rt. 212 Builders – 120 day extension will be expiring. Creen and Kane will discuss and contact Steve Faust.
2. Silas Lawrence-received 2 signed maps.
3. Received ZBA September Minutes on October 10, 2008.

Since there was no further business to discuss, a motion by Bruno, seconded by Creen to adjourn the meeting at 9:50p.m.

Respectfully submitted:

Juanita M. Wilsey,
Recording Secretary