



TOWN OF SAUGERTIES
PLANNING BOARD

Saugerties, New York 12477

PLANNING BOARD MINUTES
SEPTEMBER 21, 2004

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 7:30p.m. Present were George Collins, Carole Furman, James Bruno, William Brandt, William Creen and Howard Post. Absent was John Rinaldo. Stuart Mesinger and Chris Round - Town Consultants, was present.

A motion by Post, seconded by Brandt to accept the August 2004 Minutes. All in favor, none opposed, carried.

PUBLIC HEARINGS:

1. Major-Raymond Rothe-Goat Hill Road-Opened public hearing at 7:33p.m.- Maps presented by Raymond Rothe. Subdivide into 3 parcels. No comments. A motion by Post, seconded by Bruno to close hearing at 7:35p.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 Brandt, seconded by Post to grant Preliminary Plat approval, waive submission of Final Plat and grant Conditional Final approval pending payment of fees. All in favor, none opposed, carried. Received Seqr. and receipt cards.

2. Minor-Thomas, Jr. and Nancy Foley-John Carle Road-opened public hearing at 7:40p.m. - Maps presented by Michael Vetere. Build new home on Parcel 1 and Parcel 2 will be one acre. Has curb cut. Last month waived septic approval. No Comments. A motion by Post, seconded by Bruno to close hearing at 7:42p.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 Brandt, seconded by Post to grant Preliminary Plat approval, waive final plat review and grant Final approval. All in favor, none opposed, carried. Received receipt cards, Seqr. and 4 signed maps.

3. Minor and lot line revision-Maurice Hinchey - Echo Hill Rd.-opened public hearing at 7:50p.m.-Maps presented by Tom Conrad. Subdivide into two lots and a strip added to other lands of Hinchey. Comments as follows:

Mrs. Minkler-concerned with blasting for right-of-way, in the past only one spot on that property would perk now all of a sudden there are two, has a lot of run off now due to his disturbance as there boulders and trees pushed into a pile causing this. Not against building homes there, just does not want problems on her property. Road was not there before, it was just put in recently. Pat Solito-we have lost one of our Wells due to his disturbance.

Betty Ann Brink-Concerns are the same also was wondering if right-of-way was on her property. Also off of Echo Hill Rd. three months ago there was no break through for a road now there is a

right-of-way there. Would like to know who is going to clean up the debris.

Conrad-I am sure the property lines are correct.

Creen-We will have Town Engineers to the site and have them review this project.

Neighbors-can you get a stop working order.

Creen- will discuss this with the Building Inspector.

A motion by Post, seconded by Furman to adjourn hearing until reports are received and reviewed. All in favor, none opposed, carried. The Consultant will contact the Town Engineers. Received receipt cards.

4. Minor-Jacqueline O'Leary-Morse Rd- opened public hearing at 8:20p.m.-Maps presented by Tom Conrad.. Has 12 acres, private right-of-way. Wants to build on Lot 1 of 40 acres and Lot 2 will be vacant. No comments. A motion by Post, seconded by Bruno to close hearing at 8:25p.m. All in favor, none opposed, carried. A motion by Post, seconded by Bruno for a Neg Dec. All in favor, none opposed, carried. A motion by Brandt, seconded by Furman to grant Preliminary Plat approval, waive submission of Final Plat and grant Final approval. All in favor, none opposed, carried. Received receipt cards, Seqr. and 4 signed maps.

5. Major-Glasco Turnpike Operating LLC/Joseph Scharf Glasco Ponds-Glasco Turnpike-opened public hearing at 8:5p.m.-Maps presented by Richard Praetorius-there will be two entrances off Glasco Turnpike. No driveways off Glasco Turnpike. 71 lots. Six storm water ponds, look roads and cul-de-sacs. Two water courses have been planned. Has Federal wetlands, not disturbing any and all have been delineated. Has public water and sewer and will have pump stations. Has Archeology study-3 areas have been confirmed for further study. Comments: Mike and Judy Dellaciesa-concerned with drainage and stream on their property. Kelly Dreier-concerned with drainage and NYState Wet lands, etc. Praetorius and Moriello-explained the ponds and storm drainage plan and not NYS Wetlands. Joseph Diamond, Archeologist- explained historic sites and the forms. There were 2 sites with artifacts.

Josh Randall-concerned with sufficient water and sewer for this project and schools at capacity. Creen-water and sewer from Glasco water from Village of Saugerties. Explained the Comprehensive Plan and this project fits in their plan. The Plan recognizes all the buildable lots in the Glasco area.

Dellachiesa-what type of home. Praetorius-single family and lots are bigger than need be.

Rita Szotzori-what about electric and gas lines and concerned with children on their land with 4 wheelers now that buildings are going up where they ride now. Can they fence in their boundary or build a berm. Wants a copy of their survey.

Praetorius-explained they would have to fence in their own property if they do not want trespassers and will give them a copy of survey.

Kelly-are water pipes the right size in ground now. Praetorius- yes.

Mark Philips-selling lots for buyer to build or developer building homes.

Praetorius- both. Creen-Will have deed restrictions too.

Philips-how deep are ponds and are they going to be fenced.

Moriello-explained fencing. No fence then no liability. Towns will be taking over the maintenance of the ponds in the future. A motion by Post, seconded by Bruno to close hearing at 9:30p.m. All in favor, none opposed, carried.

OLD BUSINESS:

1. Site plan-R.E.A.D. Electric / Beiter- Rt. 32-Maps presented by Tom Conrad. Did a lot line adjustment thinking that would change zoning. Was informed by the ZBA that it was incorrect.

It depends how much of the property is in what zone and that governs what zone it is. Here more is in business zone so it is considered business zoning. The zoning line stays where it is. Wants to combine the whole piece and makes it HB zoning. Neighbor wanted Beiter to add a certain piece. This revised map corrects the issues.

Now the Beiter site plan-has commercial building with parking around. Will buy a parcel from a neighbor and will be entering through that piece not Rt. 32. Cannot use septic system in the residence building so will use a port-a-potty for 9 months and will then install a septic system. Will have another public hearing for site plan and lot line revision and will notify neighbors by return receipt letter. A motion by Brandt, seconded by Collins to schedule a public hearing for October 19, 2004. All in favor, none opposed, carried.

2. Site plan-Woodstock Jewish Congregation-Glasco Turnpike-Maps presented by Bruce Utter - Has conditional final since May of 2003. Now reducing building to 10sq.ft. and parking spaces from 166 to 135. The access has not changed. Filing for a curb cut and site distance. Storm water has not changed. Has a stream crossing permit and has verbal approval from Health Dept. Here for lay out approval and will revise for lighting. Discussed Tent areas-can have temporary handicapped areas. Change "high use" holiday tent wording. Will bring in next month with update. Needs to revise the long EAF. A motion by Brandt, seconded by Collins for sketch approval and-waive second public hearing. All in favor, none opposed, carried.

PRE-HEARING CONFERENCE:

1. Lot line revision-Gabriel A. & Arlene E. DePoala / Bishop & Grindle-Rt. 32 and Larve Lane-Maps presented by Michael Vetere-correcting a lot line that is on the neighbors stone patio. Swapping 100th of an acre. Making a better situation. A motion by Brandt, seconded by Furman to grant sketch approval and waive public hearing per Section 323. All in favor, none opposed, carried. A motion by Brandt, seconded by Post for a Neg Dec. All in favor, none opposed, carried. A motion by Brandt, seconded by Post to grant Preliminary Plat approval, waive Final Plat submission and grant Final approval. All in favor, none opposed, carried. Received 4 signed maps.

2. Minor-Paul and Claudia Andreassen-Rt. 9W & Fiero Rd.-Maps presented by Michael Vetere-subdividing a piece to build a house. Has a 20ft. wide easement to the subdivided piece which is in the middle of the property. Has sewer and water. Needs curb cut off Rt. 9W. A motion by Brandt, seconded by Bruno to grant sketch approval and schedule a public hearing for October 19, 2004. All in favor, none opposed, carried.

3. Lot line revision-Hanzl Properties, LLC-Rt. 212-Maps presented by Hanzl. Adding a half acre to Ole's Auto Body piece but Central Hudson right-of-way takes up the majority of area. Buying from Krom. A motion by Brandt, seconded by North to waive public hearing. All in favor, none opposed, carried. A motion by Brandt, seconded by Post to grant sketch approval and to waive public hearing per Section 323. All in favor, none opposed, carried. A motion by Brandt, seconded by Bruno for a Neg Dec. All in favor, none opposed, carried. A motion by

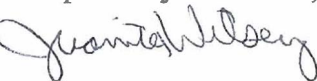
Brandt, seconded by Post to grant Preliminary Plat approval, waive submission of Final plat and grant Conditional Final approval pending owner's signatures, reproducible map and fees are paid. All in favor, none opposed, carried. Received Seqr.

4. Minor-Robert & Nancy Barley-Stoley Rd.-Maps presented by Raymond Bonnet-Has 2 acres to subdivide into one acre lots for building in back. Has water and sewer. A motion by Post, seconded by Bruno for sketch approval, schedule for a public hearing on October 19, 2004. All in favor, none opposed, carried.

5. Minor-John & Cherie Ingrassia-Denniston Drive-Maps presented by Tom Conrad- Subdivide 5 acres into 2 acres and 3 acres. Access off of Denniston Drive for Lot 2 and a private road for Lot 1. No public water and sewer. A motion by Post, seconded by Furman to grant sketch approval and schedule a public hearing for October 19, 2004. All in favor, none opposed, carried.

Since there was no further business to discuss, a motion by Brandt, seconded by Post to adjourn the meeting at 11:00p.m.

Respectfully submitted,



Juanita M. Wilsey,
Recording Secretary