



**PLANNING BOARD MINUTES**  
***VIRTUAL -WebEX***  
**December 15, 2020**

C. Howard Post, Chairman, opened the meeting at 7:30 p.m.

Present: C. Howard Post, William Creen, Ken Goldberg, Carole Furman, Mike Tiano, Len Bouren, Robert Hlavaty, Adriana Beltrani (Town Planner, NPV).

The draft minutes of the November 17, 2020 Planning Board meeting were reviewed. A motion was made by Furman, seconded by Tiano, to approve as written. Board vote: Goldberg-Aye, Bouren-Aye, Tiano-Aye, Furman-Aye, Hlavaty-Aye, Creen-Aye, Post-Aye. Motion carried.

A moment of silence was requested by Chairman Post to acknowledge and grieve the loss of the Board's member, Daniel Ellsworth. He was an irreplaceable member of the board and will be greatly missed. Condolences have been sent to the family and we will continue to remember him and his tireless commitment to the Town of Saugerties.

**PUBLIC HEARINGS**

**1. Site Plan, SherLilly, LLC/Andi Turco-Levin, 51 Industrial Drive.** Presented by the owner, Andi Turco-Levin. The applicant/owner is proposing to build and operate a 1,700 square foot dog training facility offering agility, scent and obedience training. This will not be kennel and will not offer boarding. There will be dog shows/events.

Post opened the public hearing at 7:36 pm and asked if anyone was present. Public comments:

- Judy/Rhinebeck-active in the agility community and that is how I know Andi. Dogs compete in many venues, excited to have this in the area. There are many active members within the surrounding communities and clubs that would use this facility. The dog training community is very supportive of each other and this is a huge opportunity for the area, it will help to support the hotels, shopping and restaurants.
- Quentin Conybeare, 12 Industrial Drive-owner of adjacent and bought the property in hopes of opening a manufacturing business, concerned with the RV parking proposed, there is no fence proposed, this is a private road/traffic impact/parking, how will the dogs be kept on-site? Beltrani-the proposed use is allowed in the Industrial district and the RV aspect will be an accessory use, which is permitted as such. A SUP is required and within the conditions the Board has been advised to require limitations on length of stay for RV parking. Ex: limit the timeframe that a RV may be parked on-site from the day before the event and no later than noon the day after. Hook-ups to sewer and electric are not proposed at this time. Levin-no sanitary hook-ups will be provided but would like to offer electric hook-ups in the future as long as the business is there. The RV parking spots would be on a first come first serve basis and once it is full others will have to find alternative accommodations. For the longer events will arrange for a septic pump truck to come in and empty. There is more than enough acreage for people to walk their dogs without trespassing on other's property. Will be providing trails on-site and adjoining property that is also owned by the applicant. Industrial Drive is a private road but

does have significant traffic already. Gosselin-the site plan is specifically designed for the RVs to turn around on-site, if necessary, on the southerly side. The increase in traffic will not be significant enough to increase the deterioration of the private road. Coneybeare-the use of the road and the increased traffic, parking of vehicles for overflow is concern. Levin-there would be an increase no matter what the use was, it is an allowed use and we will only be allowing parking in permitted areas.

- Eric Amarel-speaking on behalf of Andi Turco-Levin. This addition to the community will only be beneficial. Have known her for 20+ years and this will be done the right way, with all neighbors and the Town in mind. It will bring additional commerce to the area.
- Vanessa Manzi-a competitor for 15 years, speaking on behalf of Andi Turco-Levin. This proposed dog-training facility will be a favorable addition, there is nothing like this in the surrounding areas. Speaking on the concerns of the RV parking. Competitors treat their dogs like children and they will not be left unattended in the RV at any time. The generators are not run excessively and competitors are very considerate of their neighbors.
- Kim Krajovic-speaking on behalf of Andi Turco-Levin and lives in Saugerties. Part of the agility community and usually have to travel 1.5 - 5 hours to attend a competition/show. Would be thrilled to have something like this local to bring people into the area. Dogs are never left unattended.
- John Kilby, adjacent property owner-have owned the parcel since 1986 and the reception is horric for cell phone service. There has been talk of a cell phone tower being proposed on Industrial Drive? Is this use appropriate for the Industrial area? Have RV park concerns regarding fire hazards, concerns regarding how the facility will be operated by an outside entity for shows/competitions. There are 66 car parking spots and 12 RV parking spots proposed. It suggests that there will be 100+ on-site at a given time. What will the overnight activities be on weekends when events are hosted when no one is on-site to supervise? What other business activities will be operated on-site? Levin-the cell tower proposal on Industrial Drive is not being proposed at this time, so no comment. All activities that take place on-site will adhere to the requirement that the Planning Board imposes. This will include hours of operation and quiet hours.

Post-any further comments/concerns. None. A motion was made by Furman, seconded by Bouren, to close the public hearing. Board vote: Goldberg-Aye, Furman-Aye, Tiano-Aye, Bourne-Aye, Creen-Aye, Hlavaty-Aye, Post-Aye. Motion carried, public hearing closed at 8:08pm.

Beltrani-we have discussed the parking, more information was requested and received. The parking and traffic flow have been shown. How many spectators will be expected during events? Levin-there really are not a lot of spectators that attend the event, maybe 2 or 3 extra cars just to see what a trial is about. We do not sell tickets. Goldberg-the public does not attend events? Levin-very rarely do people come from the public, the events are more run of the mill trials. Do not anticipate spectators, never has been the case in other trials that we have participated in. Beltrani-previously it was noted that there 47 parking spaces to be used but the current site plan outlines 60. The design includes gravel parking, space markers, bumpers shown around the building will they continue for all parking spots?

Gosselin-the bumpers will be just around the building to protect pedestrians and the building.

Beltrani-the accessory use of the RV parking is appropriate, according to the building inspector. The water will be brought in for the Dock Dog pool Gosselin-began conversations with the Town Engineer regarding utility hook-ups and awaiting the final response for the SWPPP. Beltrani-circulation of traffic and signage has been shown, 2-way, very straightforward. The lighting plan is outstanding, the locations have been shown but not the description of the actual fixtures to be used and the lumens.

Comments were received from the Ulster County Planning Board regarding lighting, which is being

addressed. The applicant has reached out to the Fire Department but has received no response to date. A negative declaration is warranted at this time. Furman-is fencing an option? Levin-the parcel is very large and was not looking to fence the entire property. There are significant natural existing tree buffers that will be left and will act as a deterrent for participants to wonder off-site. Goldberg-training facility over the entire property? Levin-is is approximately 4 acres that will be used and the majority of the disturbance will be for the parking and stormwater management. Gosselin-there is a significant existing natural buffer that will remain of dense wooded area that is not easily accessible. It is thick with over and under growth, no clearing will be done of that. Furman-will the dogs be leashed? Levin-yes, at all times unless in the ring running. Beltrani-the Board can make that a condition as well for the SUP. Post-will need cut sheets for lighting and it must be shielded. Levin-have not picked out specific fixtures yet, have been working with Dennis Doyle of the Ulster County Planning Board for guidance. Post-that can be a condition as well. Generators could be a concern for noise levels. The RV parking is proposed in the south part of the property, adjacent neighbor being Central Hudson. Providing electricity to the RV parking spots may be a good idea. Levin-we will require that generators be out by 10pm as a courtesy to neighbors, many do use a sound buffer on their generators. They will not be run for more than 4 hours at a time. Post polled the board regarding generator usage: Goldberg-would like to see them not having to be used in the future, for now would like there be no generators running between the hours of 10 pm to 7am, Furman-Agree, Tiano-Agree, Bouren-Agree, Creen-Agree, Hlavaty-Agree. Goldberg-how many events and duration? Levin-most events last 2-3 days, very rarely there is a 4 or 5 day trial, mostly around weekends. Would like to ask for 25 events the first year and then may add to it when the SUP is reviewed in a year, up to 40/year. Goldberg-would like to put a number in the SUP for events, non-events during the week, classes on weekends that there are no events planned and hours of operation. Where is the nearest facility like this? Levin-Greenwich, NY which only hosts agility, around 90 miles and then there are some in CT, NH and NJ. Beltrani-the hours of operation, as stated in the application, will be 7am-7pm Tuesday-Friday on non-event days. Weekend trials and special events will be hosted as proposed. Furman-are there a lot of 5-day events? Levin-no, probably once a year, many participants do not stay for the entire event. Will hire a septic service for those events to pump the RVs.

A motion was made by Goldberg, seconded by Hlavaty, to approve a negative declaration. Board vote: Goldberg-Aye, Furman-Aye, Tiano-Aye, Bouren-Aye, Creen-Aye, Hlavaty-Aye, Post-Aye. Motion carried. Is the Board clear on the conditions that will be imposed on the SUP and the review of the SUP in 1-year? Goldberg-Yes, Furman-Yes, Tiano-Yes, Hlavaty-Yes, Bouren-Yes, Post-Yes, Creen-Yes, it would be helpful to supply the Building Inspector with a list of events for the 1-year review. UCPB comments were accepted regarding lighting and the board is requiring a cut sheet as a condition of the approval. A motion was made by Goldberg, seconded by Creen, to approve the Site Plan and SUP w/conditions as discussed. Board vote: Goldberg-Aye, Furman-Aye, Tiano-Aye, Bouren-Aye, Creen-Aye, Hlavaty-Aye, Post-Aye. Motion carried.

**2. Major Subdivision, Chestnut Hill Holding Group, LLC, Pine Lane.** Presented by the Rich Rothe, as owner. The applicant has proposed a 4 lot major subdivision, the parcel was previously subdivided in 2017. This proposed subdivision will create 1-1 acre lot, 1-3 acre lot, 1-2 acre lot and 1-1.5 acre lot. Three of the lots will have access from Pine Lane and the fourth will have access from Route 212. Previously Lot 2 and Lot 3 were sharing a common access road but since has been updated that Lot 3 will receive access via Pine Lane and Lot 2 will have a private drive, eliminating the need for a Private Rural Road. Beltrani-that will eliminate the need for the Private Rural Road but does the board want the bridge that supplies access to Lot 2 be inspected to ensure stability. Rothe-the bridge was a secondary access off of Pine Lane and was constructed by the previous owner. It was constructed

with more concrete than necessary and I have driven my 40,000 pound excavator and dump truck over it with no issues. It is over 16' wide and it may not be that nice looking but it is stable. May actually try to remove the bridge and put a culvert pipe in for replacement.

Post-anyone present for the public hearing? Public comments:

- Katharina Almonte, 30 Pine Lane-concerns with the changes to the landscape that will cause noise from Route 212 to be heard more, preservation of trees around stream in Lot 3.
- Bethann Hardison, 16 Paradise Way-how many homes are proposed to be constructed? Concerned with changes to the area with the additional construction. The increase in traffic to Pine Lane. Beltrani-they are only proposing 4 single family residences.
- Mihai Botarel, 26 Pine Lane-invested a lot in landscaping this year and am hoping that they will preserve the natural landscaping that exists when constructing the new homes, for privacy and noise purposes. The neighbors know that this land can be developed but hope that whoever would like to develop takes into consideration the natural landscape and noise from Route 212. Rothe-there are natural buffers between properties and Route 212. Lot 4 is bisected by a stream and it is likely that any new owner would not clear that buffer but can not speak for what will be done in the future by an owner. In 100% agreement that the serenity of the area is to be preserved and will take neighbors under advisement in regards to clearing along property lines, of any property that we decide to develop. Again, can not speak for what future owners may do.
- Johanna Hall, 5 Paradise Way-is this in a floodplain, there is flooding across Route 212 from this area of land. Rothe-not located in a floodplain, it used to flood frequently but the State did do some drainage improvements and it seems to have elevated that issue.

Post-any further concerns/questions? None. A motion was made by Furman, seconded by Tiano, to close the public hearing. Board vote: Goldberg-Aye, Furman-Aye, Tiano-Aye, Bouren-Aye, Creen-Aye, Hlavaty-Aye, Post-Aye. Motion carried. Public Hearing closed at 9:15 pm.

Beltrani-as noted in my review the Private Rural Road requirements are no longer necessary with the new layout. In regards to the comment about the stream, it is not identified by the DEC. I did mention a map note be added about the stream banks not being disturbed, it is a tributary to protected streams. This is the Board's decision if they believe that it is necessary. The additional curb cut for Lot 3 will need to be obtained from the Town Highway Superintendent. Post polled the Board regarding the note for the stream Goldberg-I concur and recommend the comment being added to the map regarding the stream bed and banks not be disturbed. Rothe-would prefer to not have that restriction as it is not listed or protected by the DEC. Furman-if any work is done within the stream does the Army Corps of Engineers need to be notified? Rothe-no. Goldberg-if that is the case and it is not a DEC regulated stream then I withdraw my recommendation. Furman-agree, Tiano-no additional comments, Bouren-no additional comments, Creen-no additional comments, Hlavaty-no additional comments.

A motion was made by Hlavaty, seconded by Cree, to approve the subdivision as proposed on the updated map submitted and the condition of approval of the curb cut for Lot 3. Board vote: Goldberg-Aye, Furman-Aye, Tiano-Aye, Bouren-Aye, Creen-Aye, Hlavaty-Aye, Post-Aye. Motion carried.

**3. Minor Subdivision, Kevin Carpenter, 27 Spaulding Lane.** No one was present for the applicant. The Board can take no further action and a public hearing can not be opened and must be scheduled for the next meeting.

**OLD BUSINESS**

NONE

**PRE-HEARING CONFERENCE**

NONE

**ADDITIONAL ITEMS**

A letter was received from Bruce Utter, Praetorius and Conrad, P.C. requesting an extension for submission of final maps for the approved Site Plan/SUP for Autocamp, located at 882 Route 212. The current date for submission of the final site plan maps to be completed is December 17, 2020. A motion was made by Creen, seconded by Furman, to approve a 1-year extension. Board vote: Goldberg-Aye, Furman-Aye, Tiano-Aye, Bouren-Aye, Creen-Aye, Post-Aye, Hlavaty-Aye. Motion carried. The new submittal deadline for the final site plan maps is December 15, 2021.

**ADJOURNMENT**

Since there was no further business to discuss, a motion was made by Bouren, seconded by Tiano, to adjourn the meeting. Board vote: Goldberg-Aye, Furman-Aye, Tiano-Aye, Bouren-Aye, Creen-Aye, Hlavaty-Aye, Post-Aye. Motion carried. The meeting was closed at 9:40 pm.

Respectfully Submitted by,

Becky Bertorelli  
Planning Board Secretary