



PLANNING BOARD MINUTES
FOR FEBRUARY 17, 2015

Post lead the Pledge of Allegiance.

One public hearing was scheduled for this meeting. The public was invited to come forward to examine maps and ask questions. Howard Post, Chairman, opened the meeting at 7:30p.m. Present were Howard Post, Paul Andreassen, William Hayes, Kenneth Goldberg, Carol Furman and Dan Weeks. Absent: Michael Tiano and William Creen. James Bruno, Liaison, was present. MaryAnne Wrolsen, CAC, was present. Dan Shuster, Consultant, was present.

A motion by Goldberg, seconded by Andreassen to accept the January 2015 Minutes. All in favor, none opposed, carried.

PUBLIC HEARINGS:

1. Site Plan Expansion-Randy Richers/Richers Electric-Rt. 32N. Public Hearing opened at 7:32p.m. Plans presented by Scott Lane. Disturbing 39,000sq.ft. for on-site storage for electrical business equipment and supplies. Richers hired 2 companies to observe this project.

Comments: Arne Sand-not in favor of this project, lives on ledge that is cracked and has cables from old mining going through and he does not approve of blasting as he is only 20ft. away.

Ron and Maggie Myers-has a number of cracks in their addition not necessarily from blasting, water table concerns, have you done Well surveys, any study done on the Tenn. or Central Hudson water/gas line that goes through his property, do they have to hire a structural engineer before and after and who pays for that and they are adamantly opposed. The whole house shook.

Ben Kohler-concerns with Well and affect of Well water.

Lane-for Sand the ledge is solid limestone and is stable, about 30ft. within blasting and the 2 companies are checking it and they are down to grade on that side now blasting on other side. For Myers-not aware of cracks and not sure if house was examined.

Myers-did not know about the blasting until a blast shook the house and then contacted the B.Dept. not Richers to see what was going on.

Lane-water department was notified but did not need a blasting permit. Now needs PIBd approval. The Company will pre-check and after-check.

Shuster-read blasting letter on what arrangements are made.

Myers-not pre-checked but now is cracked and is there a statute of limitations. Richers-monitored the shock waves on each blast so can check and do not know if there is a statute of limitations. Lane-can add Myers house to list.

Richers-all Shuster conditions are fine but on the 24 hour notice before blasting would like to just notify people the first time of blasting for the total 3 month blasting schedule and call B.Dept. every time but not police and home owners – only clarification within 500ft.

In commercial zone, in the back is Residential and GB fronts on Rt. 32. Lane-if you have not had any water issues since last year you should be fine. Public wondering if any studies were done and what if Well runs dry. Richers-blasting above grade and has hired two professional companies. Myers-concerned with gas line that runs through his own property and Brinnier's. Richers-not aware of it and cannot confirm with them now. They are professional blasters. Kohler-the limestone ledge has water deposits through it and blasting could crash into it and Wells will go dry. Lane-liability and new Well. Kohler-am out of the 500ft. range but felt the blast. Sand-is 20ft. away. Post-discussed letters from Jeanne Ricketson and probably not within the house survey area and also can you include Kohler in the survey and inspection. Richers-if any problems public would go through companies and him. Goldberg-discuss 2nd letter from Mrs. William Brinnier. Weeks-can you offer notification and documentation beyond 500ft. Richers-can extend a little there are 29 people within 500ft. and 5 or 6 within blasting zone. Shuster-Wells are not mentioned in blasting report. Lane- seismic would show. Weeks-it is hard to prevent any stirring up of water in Well for neighbors. Andreassen-you have one claim for cracks. Richers-yes and it is still pending since last blasting 2 or 3 months ago. Blasting is always within limits but now smaller blasts and within a month will be done. Goldberg-question on how long been blasting. Richers-blasted for building now for expansion. Goldberg-this is the end and larger area for growth. Richers-yes this is the end and yes this is a buffer area. Will start within a month again. Kohler-what are you using the rock for. Richers-using for drive way, etc. A motion by Furman, seconded by Hayes to close hearing at 8:15p.m. All in favor, none opposed, carried. Discussion on notifying for blasting – advertise in paper, signs up saying "Entering Blasting Zone". Furman-discussion on maybe a residential survey of gallons per minute as a benchmark. Shuster-would not be an inexpensive project. Weeks-to hard and to much to hammer. Richers-not feasible. Andreassen-blasting will be less dramatic then before. Lane-page 2 explains. Furman and Hayes-discussion on gas line protection on either Tenn. Valley or Central Hudson and need to notify them. Andreassen-have companies review cliff before blasting starts. Post-will have everything sent to Town Engineer and come back next week. Lane-will have Engineer from blasting company here at next meeting. Post-public hearing is closed but can still send in comments in writing and sit in on meeting. Will vote on UICoPIBd comments next month.

OLD BUSINESS:

1. Site Plan-Saugerties NY Development LP-Rt. 32N. Plans presented by Richard Praetorius. A hotel with 86 units and 2 other building to be occupied for restaurants or other businesses. Hotel is Phase 1 and other building will be Phase 2. Working with Town and Village on water and sewer. A fall back system will be an on-site system leading back to the Beaverkill. Will be an out-side user for the Village water. Archeology assessment will be included in submission package. Traffic Study submitted.

Striping of road needs to be done and discussion on connect with Augusts Savage Road and drainage for DOT. Schallers, the owner of Winston Farm, does not want them to use it. Shuster-if it makes traffic better hopefully can use. The height of the hotel is 60ft. Would like to receive archaeology condition approval on the Phase 2 buildings. Shuster-discussed parking along property line with no screening. Parking in back of hotel would be better as this is in Gateway Overlay. Discussion on the 2 photos that were submitted and how they do not match up. Praetorius will send information to Shuster tomorrow to receive approval on photos and will check into parking in the back. Furman-is Old Rt. 32 wide enough. Praetorius-the condition of the pavement is not good and talked to Town Highway Dept. to upgrade so this is in discussion now. Furman-discussion on bike and pedestrian lanes. Praetorius-yes where it makes sense but not across Rt. 32. Weeks-this will always be an isolated sight due to wetlands. Praetorius-all within the confines of the area and they have not done landscaping yet. Praetorius-will send plans to the Fire Company and to the UICoPIBd when ready. Shuster-this would be a Type I Action due to Historical house and discussion on Lead Agency. Praetorius-no permit is needed from DOT and stormwater plan is a general permit. Shuster-other studies need to be done before sending to Lead Agencies. Praetorius-will discuss with their Attorney first. Praetorius-discussion on blasting - a survey will be done before the first blast. At this time Holiday Express is interested but could change.

2. Site Plan-Saugerties Self Storage/Derek Winnie-Rt. 9W and Rt. 32. Plans presented by Richard Praetorius. Addition to storage units. Goldberg-question on the Winnie name being removed from car business and is this separate from storage units and whether his name can be on this project. Praetorius-will check. Praetorius-a couple years ago expanding the storage units was not allowed, would have been hard to receive a hardship from ZBA so had the Town Board change zoning and non-conforming to allow this to be on the pre-existing list. Now can expand per Town Law Section on pre-existing business. Has maximum expansion now. Will comply to Shuster comments. Comment was made that there was a smaller building not known what the use is. Goldberg-commented on the approved landscaping that Paul Economos approved but is not really what the PIBd approved so insists on landscaping to be done before this expansion. Weeks-no proposal for fencing. Praetorius-no and will find out hours. Goldberg-usually if you have a key you can get into the unit. Needs a withdrawal letter for the car port application.

3. Site Plan-Tim Morgan/Cedar Grove Plaza-Rt. 32N. Plans presented by Chris DiChiaro. About 10 years ago started this project and never landscaped as to the PIBd approval. Before it was into two (2) lots NOW is one (1) Lot. Needs drainage and landscaping. Has a restaurant building, parking, shop building, rental duplex and two (2) accesses from DOT and approved inter-cross road. Applicant did not finish because it would have been too expensive. This has been reviewed and revised. Furman-he did not separate the residents in the back. Post-read Workshop Minutes from April 2014. Vegetation between neighbors has all grown up. Has planting up to rock. Shuster-what about landscaping along front of pizza on Rt. 32N as it is all shrubs. DiChiaro-they are growing fast – western white cedar. No additional lighting it is all on buildings and around. Dumpster is there way out of way. Septic for restaurant and rentals is separate. Building looks better with fake barn doors and fake windows. No cupola. Post-does not

like the look of fake windows so could have plantings there instead. So no windows but put cross buck on for barn doors. A motion by Weeks, seconded by Andreassen to approve site plan as amended. All in favor, none opposed, carried. Will e-mail workshop Minutes to DiChiaro.

PRE-HEARING CONFERENCE:

1. Lot Line Revision and Minor-Robert Ciarlante-Delaware Street. Plans presented by Thomas Conrad. Parcel 1 will build a house. Parcel 2 is remainder of house lot and Parcel 3 is L shaped now but take a piece and add to Parcel 2. There is a metal building on own lot now and set up a possible building Lot which is Parcel 3. Has public water and sewer. First discuss the subdivision and then will discuss the site plan. A motion by Goldberg, seconded by Andreassen to declare as an Unlisted Action. All in favor, none opposed, carried. A motion by Goldberg, seconded by Andreassen for a Neg Dec. All in favor, none opposed, carried. A motion by Andreassen, seconded by Furman to schedule a public hearing for March 17, 2015. All in favor, none opposed, carried.

2. Site Plan-Robert Ciarlante-Delaware Street. Plans presented by Thomas Conrad. After the subdivision approval will need a Site Plan approval. Would like to take down metal building and build a 2 story storage and residence 28ft. height building. Is in waterfront overlay due to Hudson River so needs PIBd approval for tinted windows, lighting, etc. from River. There is no road access to River. Need building elevations. A 100year high tide survey was done. A motion by Goldberg, seconded by Andreassen to declare as an Unlisted Action. All in favor, none opposed, carried. A motion by Goldberg, seconded by Andreassen for a Neg Dec. All in favor, none opposed, carried. A motion by Andreassen, seconded by Furman to schedule a public hearing for March 17, 2015. All in favor, none opposed, carried.

3. Minor-Craig and Lisa Heiss-Pine Grove School Road. Plans presented by Thomas Conrad. There are 2 residences on one lot now subdivide so each house will be on its own lot. A motion by Goldberg, seconded by Andreassen 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 Andreassen, seconded by Furman to schedule a public hearing for March 17, 2015. All in favor, none opposed, carried.

4. Site Plan-Jean Imor-Mayfield Estates-off Rt. 32N. Plans presented by Thomas Conrad. Has a 2 story single house and turning into a multi-family house. Shuster-zoning law permit. Needs more parking spaces. Has 3 units. Secluded enough for parking as is. Shuster-concerned with turn around problems but ok with it. This was expanded in 1986 but did not receive site plan approval. Here for PIBd approval. B. Dept. has approved already. No public hearing needed. A motion by Goldberg, seconded by Andreassen 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. There are no external or internal changes. Septic and Wells all

comply. No driveway standards. There is a 2 car garage and PIBd is fine with parking. A motion by Andreassen, seconded by Furman to approve the site plan pending Building Dept. compliance with Codes and parking is adequate. All in favor, none opposed, carried.

MISCELLANEOUS:

1. Received Zoning Board Materials.

Since there was no further business to discuss, a motion by Weeks, seconded by Goldberg to adjourn the meeting at 10:20p.m. All in favor, none opposed, carried.

Respectfully submitted,

Juanita M. Wilsey,
Recording Secretary