



## PLANNING BOARD MINUTES September 20, 2022

Carole Furman, Vice-Chair, opened the meeting at 7:30 p.m. Pledge.

Present: Carole Furman (Vice-Chair), Mike Tiano, Robert Hlavaty, Len Bouren, Al Riozzi and Gina Kiniry (alternate).

Absent: C. Howard Post (Chair) and Kevin Brady

Also Present: Adriana Beltrani (Town Planner, NPV)

The draft minutes of the August 16, 2022 Planning Board meetings were reviewed. A motion was made by Tiano, seconded by Hlavaty, to approve as written. Board vote: Tiano-Aye, Furman-Aye, Hlavaty-Aye, Bouren-Aye. Motion carried.

Furman took a moment to welcome two new members of the Planning Board. Al Riozzi has joined the Board as a full member and Gina Kiniry has joined as an alternate member. The Board welcomes them and appreciates them volunteering.

### **PUBLIC HEARINGS**

#### **1. Site Plan/Major Subdivision, Brapas Land Development LLC, Off Tiger Maple Lane/Route 9W.**

Presented by Michael Lockwood, Architect. The applicant is looking to build one building containing 4 townhouses, located off Tiger Maple Lane.

The public hearing has been held open and Furman asked if anyone was present for the open public hearing. Public comments:

- Sally Colclough-48 Red Maple Road-will the access be from 9W? Lockwood-access will be from Tiger Maple Lane.

Furman-anyone else present? No comments. Beltrani-a negative declaration must be approved or disapproved prior to the closing of the public hearing. A motion was made by Tiano, seconded by Hlavaty, to approve a negative declaration. Board vote: Tiano-Aye, Hlavaty-Aye, Furman-Aye, Bouren-Aye. Motion carried. A motion was made by Tiano, seconded by Hlavaty to close the public hearing. Board vote: Tiano-Aye, Hlavaty-Aye, Furman-Aye, Bouren-Aye. Motion carried.

Tiano-height of the building was acceptable as determined by the Building Department. The water tower down the road is 270' which is the same level as the proposed building. Lockwood-the building will be fully sprinklered. Beltrani-will discuss with the Town Engineer and Fire Chief about the water pressure to fight a fire. Engineer's comments that were received mostly addressed at this point.

No further action can be taken by the Board at this time.

## **OLD BUSINESS**

**NONE**

### **PRE-HEARING CONFERENCE**

**1. Site Plan (Senior Housing), The Villas Residences, 49 Spaulding Lane.** Presented by Matt Wexler (National Development Council), Sister Irene Ellis (Dominican Sisters of Sparkill), Rachel Erlich (Dattner Architects), Emily Gardener (Landscaping Architect) and Aaron Warner (AKRF Environmental Planner). Sister Ellis gave a brief background of the property and how it has been used in previous years. There is not the same need as there was and looking to do something more with it. It was used as a vacation/retreat for members for many years. The Villa was used for a conference center and various functions. There were 90+ sisters onsite at any one time. In 2010 a conservation easement was turned over to Scenic Hudson for expansion of trails. In 2015 150 acres were sold to Scenic Hudson, which is now the "Falling Waters" preserve. The Sisters of Sparkill are no longer able to use and enjoy the property the same way or to the same extent. Looking to serve the needs of the residents of Saugerties by creating affordable senior housing.

Wexler-NDC is a non-profit organization, just celebrating a 50 year anniversary, that is a National organization to create affordable housing. Looking to create 122 units at this location. The process will require a zoning change from low density residential (LDR) to moderate density residential (MDR).

Erlich-a presentation was created to walk through the expectations. The parcel is 29 acres with areas that have been dedicated to trail construction for Scenic Hudson. A one lane asphalt driveway is proposed with a 3-story building. The road will become gravel towards the south of the property. Mapped wetlands were shown. There is a stream that bisects that parcel. Existing building areas vs. potential buildable areas were demonstrated. All existing buildings will be removed. There is a north and south ridge with steep slopes on the East towards the Hudson River. Limitations of potential buildable areas due to the topography. Two building clusters are proposed. The buildings will both be multi-purpose, with housing, fitness and community areas. 113 parking spaces are proposed. Pedestrian walkways and green space for residents to enjoy. A loop around all building clusters proposed for emergency access. The buildings show as 3-stories and 2-stories stepped down with the topography of the site. Views of the Hudson River are to be preserved.

Gardener-there are some existing trees to be removed. The north building and southern building will not be completely visible from the river. Stormwater basins will have plantings included. Green roofs are proposed on some of the buildings. A two-level courtyard is proposed with seating to provide outside space for residents. Will maintain the view with an open lawn space and pavilion on the river side.

Warner-this is a Type I Action under SEQRA. The rezoning and size are what trigger a Type I Action. The Comprehensive Plan is being considered with creating affordable housing. The State Coastal Assessment Form has been completed. The proposed building areas are higher than the 100 year floodplain. Indiana Bat and the Monarch Butterfly did show up as being on-site. Plan to mitigate those impacts including clearing within the timeframes required. Landscaping proposed to support monarchs and pollinators. The Army Corps of Engineers will be notified regarding the wetlands. The proposed area of disturbance within that area is 0.02 - 0.0247 acres just for the road crossing of the stream. The Army Corps will not issue an approval until the site plan is approved. A SWPPP will be submitted. The water/sewer usage proposed is approximately 14,000 gallons a day of demand. There is a new water main that was installed on Spaulding Lane. There are no known SHPO impacts. There is an old cemetery on the property that will remain undisturbed. Some Phase 1b studies are required. Did look at the views from Spaulding Lane and Tivoli, screening is proposed, do not anticipate significant visual impacts. Studied the traffic impact on 130 units (over what is being proposed) and the total not to exceed 39 trips per day. This does not meet the threshold to require a traffic study. Used the Glasco Apartment complex for reference. All side yard setbacks will be adhered to. The HDR district would permit 400 bedrooms, we are proposing less. Proposing to conserve the remaining land through a conservation easement to

ensure that future development does not occur. Proposing 4% lot coverage with this site plan. The building colors will be muted. There will be a private balcony or porch on each unit and each floor will have a small gathering space. The buildings will be all electric, high efficiency and looking into the use of solar panels.

Wexler-this is a proposed affordable senior housing facility for those that have a \$40,000-\$54,000 annual income. Based on income, no more than 30% of an individual's annual income will go towards housing. Rents are proposed as follows:

Studio - \$500 - \$1,350/month  
1 Bedroom - \$550 - \$1,450/month  
2 Bedroom 0 \$650 - \$1,700/month

Hlavaty-how do you define a senior? Wexler-65+ Furman-zoning petition is the first part of the process. Tiano-water coming down Spaulding Lane. Fire trucks can not get around the buildings and reach the building in the case of an emergency, inaccessibility to three sides. It may be a sprinklered building but the Glasco Fire Department does not have a ladder. Recommend an 8: line around the project. Recommend full time medical staff, so as not to overwhelm our already stretched ambulance squad, Diaz. Glasco has only 18 interior fire fighters in the district. Overstressing the Fire Department. When was the traffic flow done? Wexler-this was done in September between 7am -9am. Tiano-trees are shown shading the building, however, they will be in the way of a ladder truck that is trying to fight a fire, there should be a 30' buffer for initial attack trucks. An evacuation plan should be shown.

Beltrani-the zoning petition is for the Town Board and the Planning Board will complete SEQRA review. The zoning amendment requirements were explained to the public present. The Planning Board can only study the project site plan. Furman-all we can do at this time. Need additional information.

**2. Minor 2-Lot Subdivision, Michael Greco, Route 32.** Presented by Charls Holtz. The applicant is proposing to subdivide a 17.5 acre lot into two parcels. Access is from a ROW with an existing curb cut on the adjoining lot. Will provide the Board with approved septic plans. Beltrani-wetland DEC regulated-delineated on the plat with a 100' buffer. Areas of disturbance need to be shown. Holtz argued this as a requirement but Beltrani explained this is part of the requirements for SEQRA and the Planning Board review. Furman-show a possible layout with a house, septic and well so that the Board can ensure that they are buildable lots. Then we can schedule a public hearing. Need more information.

**3. Lot Line Revision, Juan deOnis/Pamela Yates/292 Houtman Road LLC, 292 & 300 Houtman Road.** Presented by Dan McCarthy, Praetorius & Conrad, P.C. The applicant is looking to add solar panels to the parcel located at 300 Houtman Road but requires additional acreage. The applicant is proposing to move 0.124 acres from Parcel 2 to Parcel 1 to ensure that setbacks can be made. A motion was made by Hlavaty, seconded by Tiano, to waive sketch plan requirements, waive a public hearing and approve the lot line revision. Board vote: Board vote: Tiano-Aye, Hlavaty-Aye, Furman-Aye, Bouren-Aye, Riozzi-Aye, Kiniry-Aye. Motion carried.

**4. Minor 2-Lot Subdivision, Gerald Bornschein, 157 Mount Airy Road.** Presented by Bruce Utter, Praetorius & Conrad, P.C. In 2006 the applicant received conditional final approval for a minor subdivision which was never completed. He is now looking to move forward with the minor subdivision again. Time Warner is responsible for maintaining the entire paved area located on the private drive. The roadway is currently 10' wide with semi gravel pull off areas. The private rural road standards have since come into effect since the previous conditional approval. Applicant is not looking to upgrade the entirety of the drive to Private Rural Road standards. Utter-according to NYS Driveway code there need to be pull-offs, a width minimum and a turn around at the end of the roadway. 10' to 12' is currently cleared. Beltrani-we should defer to the Planning Board attorney, George Redder. No further action can be taken until his comments are received.

**ADDITIONAL ITEMS**

**1. Proposed Moratorium for High Water Demand Projects.** Beltrani-not up to the Planning Board but more for reference.

**2. PWO418 Holdings, Inc. - 1-Year Extension Request.** The applicant is requesting an additional 1-year extension on the conditionally approved subdivision located on Blue Mountain Road. A motion was made by Hlavaty, seconded by Furman, to grant the 1-year extension. Board vote: Tiano-Aye, Hlavaty-Aye, Furman-Aye, Bouren-Aye, Riozzi-Aye, Kiniry-Aye. Motion carried.

**3. Winson Farms Scoping Document.** Beltrani-intent of the scope is to be an outline of the project and impact. Working to refine and clarify the proposed scope. A work in progress. Would request that the website have a “Quick Link” added on the homepage to allow those interested easy access to the Winston Farms homepage. Any comments, questions or concerns can be directed to: [winstonfamrscmts@saugertiesny.gov](mailto:winstonfamrscmts@saugertiesny.gov).

**ADJOURNMENT**

Since there was no further business to discuss, a motion was made by Tiano, seconded by Hlavaty, to adjourn the meeting. Board vote: Tiano-Aye, Hlavaty-Aye, Furman-Aye, Bouren-Aye, Riozzi-Aye, Kiniry-Aye. Motion carried. The meeting was closed at 9:29 pm.

Respectfully Submitted by,

Becky Bertorelli  
Planning Board Secretary