

PLANNING BOARD
MINUTES FOR SEPTEMBER 21, 2010

Two public hearings were scheduled for this meeting. Howard Post, Chairman, opened the meeting at 7:35p.m. Present were, Paul Andreassen, Howard Post, Dan Weeks, Carole Furman, William Creen, Ken Goldberg and Thomas Francello. Absent: Alt. Bill Hayes. Jeremy Kane, Town Planner and Bruce Leighton, Liaison, were present.

A motion by Creen, seconded by Andreassen to accept the August 2010 Minutes. Motion carried. Francello and Goldberg abstained.

PUBLIC HEARINGS:

1. Site Plan-Aristotle Moshos-York Street-Plans presented by Aristotle Moshos. Opened public hearing at 7:36p.m. Had a building permit that expired. Here for 3 reasons. 1. Setback of accessory building which has been corrected. 2. Mother-in-law building was incorrectly marked on building permit as 2-family dwelling which has been corrected. 3. Square footage is now 598sq. ft. Stated that the issue should be zoning issues not personal issues from neighbors. Stated he is aware of the Zoning Laws and will follow them, it does not matter the style of architecture. Also he wanted to trade land with Clarke but they refused.

Comments: Paul and Mrs. Clarke-concerned with scale of house, compliance with Comprehensive Plan or overlay, and does not meet character of community. Mrs. Clarke distributed handouts.

Creen-he can build as long as it meets the Zoning Codes which Building Inspector will enforce, there are different types of buildings in the area and he is only here due to Overlay. Paul Clarke-was this compatible before. Creen-yes it was. Kane-explained that the original plan was approved in December 2009, received Building Permit on Dec. 24, 2009 and final Resolution was signed later after it was prepared. Mrs. Clarke-wants qualified people to visit site and why was there no public hearing last time. Post-Pl. Bd. members did visit the site and we are qualified. Creen-Pl. Bd. members felt that the project did not need a public hearing. Mrs. Clarke-he is adding all his properties together to get enough acreage and wants to know who owns the roads. Creen-can ask the Highway Dept. Mrs. Clarke-wants to see a document showing roads, property setbacks for erosion. Kane-Town Engineer will review erosion plan. Paul Clarke-concerned with landfill and Moshos raising his property level with theirs because there is a 15ft. drop-off. Joan Fuliett-does not want this to show precedence for other projects and show questionable value to community.

Goldberg-on compatibility what is the average house size, height and style. Paul Clarke-1,400 – 1,700sq. ft. Moshos- is about 2,100sq.ft. for main building and 35ft. high. Paul Clarke-all are 2 story not 3 story high and others are old style, clapboard, ranch and modular homes. Creen-size of lots are different. Mrs. Clarke-concerned with construction equipment, maintenance of building, landscaping, afraid of another Moshos building that will not be maintained, will cut out their sun, this is about her home. Creen-has to complete in so many years under the building permit and if not you need to call Building Inspector to check on progress. After Pl.Bd. approves site plan, the Building Dept. then handles all matters concerning the project.

Blanco-there is a 6 inch property dispute. Creen-a civil matter, Moshos cannot disturb any ones property with drainage or anything.

Post-this site plan will be referred to the Town Engineer. Received letter from Gary Moore who is not opposed to project. Received receipt cards.

2. Site Plan-Highland Cliffs-Skyline Drive-Plans presented by Richard Praetorius. Re-opened public hearing at 8:50p.m. This project has been forwarded to fire dept., sewer and water dept. and highway dept. since last meeting. Comments: Joyce Lawford-would like to hear some answers. Praetorius-has not heard from anyone yet. Lou Oliver-we have all sat through the other hearing and no issue has been answered! Praetorius-public hearings are to identify all concerns, then compile comments and then the applicant will address them. We are still in the process of the public hearing of developing all questions and then at a later date after public hearing is closed will answer all questions and submit to Pl.Bd. Lawford-there is a fireman here to discuss water pressure. Mike Sasso, Glasco Fire Chief-received plans just a couple of weeks ago-some concerns are insufficient water supply for a structure of this size also getting the apparatuses there and only about 20 to 30 volunteer fire fighters show at a scene and they do not have a ladder truck. Would have to call in closest firehouse for their ladder truck and would not be able to get in with other trucks there. Would need more training and localized keys for entering building. Phyllis Silvers-they do not have ability to fight fires now. Andreassen-would have to address all fire codes and establish before approval. Praetorius-study showed deficiency, gravity system, need pump and upgrade 6 in. pipes to 12in. pipes. Jameson-would have a sprinkler system that would not work due to gallons per minute, gallons per minute puts out fires not pressure as the infrastructure was built for single family homes not a building of this size. Putting in a pump would not add more water.

Post-this will be addressed and also fire walls. Jameson-has seen fire jump fire walls.

Christine Aiello-this has been going on for 3 years and have not gotten any answers.

Post-project has changed, was on hold with Town moratorium, and the process is acquiring all questions and then applicant submits all answers. Jameson-scope has changed-was 8 to 10 smaller buildings now one larger building and need fire access to back of building. Praetorius-will revise plan to include access.

Silvers-has Petition with 325 signatures which addresses project for safety. Received as handout and request there be no additional housing built until all items are handled: upgrade water pipes to 12 ins., dispute between developer and Town on entrances to Rt. 9W are resolved and until second egress is created and until DOT upgrades Rt. 9W.

Jordan Gillio-school buses cannot turn around and no one wants it. Goldberg-wants you

all to know that just because a project fits does not mean it will be approved, Pl.Bd. is listening to all questions and decides if it will be approved. Stan Scanten-this does not belong in community of Barclay Heights concerned with value of homes and safety. John Shumaker-traffic safety concerns. Steve Warner-what is number of acres. Praetorius-14 acres for project plus 12 acres. Warner-would like to have single family homes on ¼ acre lots and no renters. Velma Wright-discussed affordable housing, poverty level in Saugerties less than \$30,000 and affordable would be \$50,000 and just so many Section 8s allowed in one community. Donna Greco-apartment rentals do not belong with single homes. Lori Kay and Silvers-send plans to schools, police depts., ambulance and hospitals. A motion by Goldberg, seconded by Andreassen to close hearing at 9:50p.m. Will close hearing, register questions with Pl.Bd. All in favor, none opposed, carried.

OLD BUSINESS:

1. Major-John Stowell-Rt. 32S- Plans presented by Chris DeChiaro-this is a 9 lot subdivision and a smaller stormwater plan. Updates-planting of trees on Rt. 32, Crowne Management agrees with inter-crossing of access but will not sign agreement as of yet, Highway and Town Engineer have reviewed. Need to give easements for future road and turn over to Town. Need Road Bond and will get estimate. Needs to form a Stormwater District. Has Health Dept. and Town Engineer approvals. SEQR. Part 2 is complete. A motion by Goldberg, seconded by Furman for a Neg Dec. All in favor, none opposed, carried. A motion by Furman, seconded by Goldberg to grant Preliminary Plat approval, waive submission of Final Plat and grant Conditional Final approval pending payment of fees, resolution with Crowne Management and Stowell Agreement on inter-cross road, formation of Stormwater District and Bond. All in favor, none opposed, carried.

2. Site Plan-Lee & Ellen Kalish / Ravensbeard Wildlife Center-Turkey Point-Presented by Ellen Kalish-Needs decision on Special Use Permit. Kane-Received letter from Town Attorney-the road is not a Town issue; setbacks are from perimeter line not interior lines because Kalish owns both lots and has a dual purpose of day camp which is not a violation and Rehabilitation Center. The DEC inspected the easement and found no violation. D. Weeks-day camp is for 2 weeks and is incidental but do not add more programs. Andreassen-if so would need to come in for an Amendment and maybe another public hearing. Kalish-have proposed 3 more cages. Kane-those are on the plan and approved. Creen-will file Attorney letter with file. Furman-should not need renewal. D. Weeks-any problems would be addressed to Building Inspector to handle. A motion by Furman, seconded by Goldberg for a Neg Dec. All in favor, none opposed, carried. A motion by Furman, seconded by Goldberg to approve the Special Use Permit as is with no Conditions. All in favor, none opposed, carried.

3. Minor-Olsen Star-Rt. 9W- Cancelled.

PRE-HEARING CONFERENCE:

1. Site Plan/Special Use Permit-Hanna Kiesel / Ye Olde County Inn, Inc.-School House Road-Plans presented by Joseph Sangi. Remodeling a single family home into a country

inn/conference center. Has an attached accessory apartment. Will be an 8 bedroom inn with food service but no restaurant. Needs Health Dept. approval. Has 12 parking spaces. Landscape the base of building and buffer of existing vegetation. One neighbor house is 200ft. away. Interior renovations only and does not need a sprinkler system but needs fire alarms. Kane-put details on plan-lighting, screening for waste. A motion by Creen, seconded by Furman to refer to Ul.Co.Pl.Bd. All in favor, none opposed, carried. A motion by Andreassen, seconded by Creen to schedule a public hearing for October 19, 2010. All in favor, none opposed, carried.

2. Site Plan-Sean Weeks and Melinda Woolsey-Rt. 212-Maps presented by Sean Weeks and Melinda Woolsey. Changing use of a building into an Anaerobic Athletics Center (weight lifting). Kane-change of use but only interior changes. D. Weeks-discussion on sewer and water increase. Sean Weeks-no showers just toilet and sink for about 25 people through the day. They are using the garage side of the old building. Parking lot is wide open and no curbs. There is a fence between Rothes Engineering and them. Parking will have 10 spaces plus 1 handicap space. Will paint handicap space blue. Has Village water but not sewer. Andreassen-ask Rothe Engineering, Montanos or Building Dept. about septic system and see what the capacity is for both sides of your building. A motion by Creen, seconded by Andreassen to schedule public hearing for October 19, 2010. All in favor, none opposed, carried. ****WITHDREW PROJECT END OF SEPTEMBER, 2010.****

MISCELLANEOUS:

1. Raymond and Selina Rothe-Quackenbush Road-This project had a public hearing and received approval in August 2010. One neighbor was not notified and has concerns. A meeting has been set with Kane, Michael Vetere and neighbor to discuss. A motion by Andreassen, seconded by Furman to schedule another public hearing for October 19, 2010 pending the outcome of Thursday's meeting. Motion carried. Creen-abstained.
2. Received ZBA Minutes.

Since there was no further business to discuss, a motion by Post, seconded by Creen to adjourn the meeting at 10:45p.m. All in favor, none opposed, carried.

Respectfully submitted:

Juanita M. Wilsey, Recording Secretary