

MINUTES FOR APRIL 19, 2005

Six 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 7:40p.m. Present were James Bruno, William Creen, William Hayes, Howard Post, John Rinaldo, George Collins and Carole Furman.

Stu Meisinger, Consultant was present. Tom Macarell was present.

A motion by Post, seconded by Hayes to accept the March 2005 Minutes. All in favor, none opposed, carried.

PUBLIC HEARINGS:

1. Site Plan-John Skordilis-Rt. 32N-opened public hearing at 7:42p.m. -Maps presented by Joseph Lenskold. This project has been scaled down, one building of 15,000sq. ft. to repair and sell used cars. Will face the Thruway. Will have 2 accesses but one will be closed off until future development. Comments: Blanca Aponte-concerned with blasting of rock ledge. Lenskold-They are 75ft. away. It is a possibility but will try and tear out rock first. If blasting will be done professionally with permits and we are sensitive to those concerned. Rosa Lattanzio-concerned with blasting, as her foundation is part of the rock ledge. Bonnie Silinovich-concerned with Well water. She has had to drill 3 deep Wells because when they drilled Skordilis Well it made her bad. Also what about lighting and which access will be used. Lenskold-will use the existing Well if it works otherwise will drill a new one. Lighting will be shielded with minimal lighting for safety and will use the access by Storage USA. Josh Randall-will there be a 75ft. buffer to protect homeowner. Lenskold-yes. Creen-read Thruway letter. Lenskold-will comply. A motion by Post, seconded by Bruno to close hearing at 8:00p.m. All in favor, none opposed, carried. Still working on signage. Planning Board will make a decision when all materials are submitted. Rec'd receipt cards.

2. Major-Frank DiSclafani-Glasco Turnpike-opened hearing at 8:01p.m. Maps presented by Frank DiScolfani. A 4 lot subdivision. Comments: Richard Metcalf-what are the size of lots. Creen: 1+ acres each. DiSclafani-2 accessed from Churchland and 2 from Glasco Turnpike. Dussols-wanted to know where access was if it would bother them. DiSclafani-driveways will just go the houses. There are 4.70 total acreage subdivided into 4 acres with 4 houses with own Wells. Has curb cut approvals from County and Town. Needs revised maps showing metes and bound of shared access. A motion by Post, seconded by Hayes to close hearing 8:05p.m. All in favor, none opposed, carried. Needs to get Health Dept. approval on Lot he is selling, fill out Seqr., show metes and bounds of shared access and pay fees. Furman- what about sensitive overlay. Creen-houses are not in that area. Re'd cards.

3. Major-John Addrizzo-Churchland Rd.-Maps presented by Tom Conrad -no public hearing- not ready. 3 lots-this was to be a public hearing but not ready. Has 188 acres. There is a high piece on ledge, a piece level with road and a piece by Thruway. Then Tom Lynch wants to divide one of the pieces into more lots. Access is ½ mile long to Lower Powder Mill Road. Does the full ½ mile road to Lot 3 need to be shown on map or just a NOTE. It was decided to do an inset. This subdivision does not change anything out there. Septic on 3 sites. No issue as it is a big piece. A motion by Creen, seconded by Post to reschedule the public hearing for May 17, 2005. All in favor, none opposed, carried.

4. Major-Blue Mt. Builders-Church Rd.-opened public hearing at 8:12p.m.-Maps presented by Rich Rothe-12.9 acres subdivide into 4 lots of 4 acre and 2 acre lots. No changes since January. One access road use other one for emergency only. Well and septic (shallow trench) for each. Will put metes and bounds and everything needed on final map. Comments: Joe Blass-concerned with Wells. He is 600ft. down as well as the neighbors and they still run out of water. Wondering how far applicant will have to go. Also concerned with traffic. Rothe-it is hard to tell until you start drilling. The access is on the crest. Patricia Myrer-has 66 acres next to this-why are you jamming four houses into small property. Wants to protest this. Where is access. Rothe-road runs along stonewall by your property line. Myrer-make sure it does not go over onto her property. What is the quality of the houses. Rothe-ask the clients. Laura-co-owner of Blue Mountain Builders-has a small construction business. Will build one house a year. She might build hers there. Will have deed restrictions. Rothe-asked Myrer if she had Well problems. Myrer-no she is farther back and it would not bother her but she wants to protect the land and her neighbors. Christen Gran-owns 28 acres toward Woodstock. She does not live there, she lives in old farm house and her well is 400ft. with same problems. S. Knight-has same water problem and are you building any spec houses. Client-probably the first one. Metcalf-back to traffic and line of site, limit is 35 but they do 50 around the 90 degree turn. Consultant explained law. Creen-have you applied for curb cut. Rothe-no not yet. Knight-have wetlands been checked. Rothe-yes-there are no wetlands. Myrer-access is very narrow, how wide is it. Rothe-18ft. with 25ft. right-of-way. Metcalf-will this affect Morris house. Rothe-no it is opposite side from him. Blass-how long will this be, over 5 years, will the road be cleaned from dirt. Rothe-yes, the applicant is responsible and then explained the use of rocks before trucks come onto the road. Gran-at next meeting will all the house locations be shown. Rothe-will show all septics. Blass-what about blasting. Rothe-no just hammering. A motion by Hayes, seconded by Bruno to close hearing at 8:33p.m. All in favor, none opposed, carried. Rec'd receipt cards.

5. Site Plan-Michael Maxwell-People's Rd.-opened public hearing at 8:35p.m.-Maps presented by Rich Praetorius. Situate by log homes and Thruway – 12 acres total, using 5 acres for site. Has one entrance and building the buildings in Phases. Buildings will house storage, contractor's offices- not retail. Parking lot for trucks will be in back of buildings. Has a storm water pond. Wetlands are delineated, crossing wetlands at one

point, has permit and does not need to contact Army Corps. Has Health Dept. approval. Comments: Bob Terwilliger-concerned with runoff onto his property. The ditch along People's Road has been filled in. Praetorius-explained the pond would be for quick runoff. Creen-discussed the ditch – it can easily be opened again. Praetorius will draft a letter stating where ditch needs to be opened and will forward on to Highway Superintendent to maintain. Also the applicant will take care of all water problems on his property. Terwilliger-concerned with more traffic now that H.I.T.S. uses the road. Discussed-should be 6 to 7 trucks going out to work and back from work during the week. Terwilliger-what about lighting. Praetorius-shielded lights in back of building and there is a natural barrier. A motion by Rinaldo, seconded by Furman to close hearing at 8:55p.m. All in favor, none opposed, carried. Praetorius will do final design, send to Co. Planning Board and open ditch. Received receipt cards.

6. Major-James Thorsen-Fred Short Rd. and John Joy Rd.-opened public hearing at 9:00p.m.-Maps presented by Rich Praetorius. A 7 lot subdivision. Access is an extension of White Pines Lane with a cul-de-sac. Will then dedicate to Town later. There will be 6 lots off White Pine and there are 6 there already, making it a total of 12 lots. The Lot 7 will use existing access. Will eliminate old access where it is steep to existing house. Comments: Josh Randall-It is next to Green Heron Farms, there are all double wides there now, what is planned and any affordable. Praetorius-A-frames are there so others similar to get the view and one double wide. They all have great views of the Woodstock Mountain, not affordable. Kelly Ryan-the Well is right on her line, can it be moved closer to the house since there are covenants in that area where you cannot cut trees. Praetorius-can't see why not. A motion by Furman, seconded by Hayes to close hearing at 9:12p.m. All in favor, none opposed, carried. Received receipt cards.

OLD BUSINESS:

1. Major-Glasco Ponds /Joseph Scharf-Glasco Turnpike-Presented by Rich Praetorius-this has been pulled off agenda, they will be in front of Town Board tomorrow.
2. Major & Site Plan-Mark Colligan-Rt. 32-Maps presented by Rich Praetorius-Has not received agreement with Hess. Have changed the drive-thru, no stone patio it is covered. Needs sewer agreement. Praetorius will send to Co. Planning Board.
3. Site Plan-Richard Micucci / Simulaids-Malden Turnpike- Maps presented by Rich Praetorius- cannot transfer permits so re-applying when building is built. Town Engineer has reviewed the materials quickly and faxed a letter stating Pl. Bd. can grant a determination on Seqr. Praetorius will check on Co. Planning Bd. comments as we did not receive them. A motion by Post, seconded by Rinaldo for a Neg Dec. All in favor, none opposed, carried.
4. Major-Suzanne DeBeaumont / Highwoods Development-Dutchtown Rd.-Maps presented by Jeff Hogan of Praetorius & Conrad-4 lots-Revised sketch-This is in two municipalities so will not dedicate road to the Town, will be private. Getting septic approvals. Will avoid wetlands and stream. There is an existing crossing. A motion by

Rinaldo, seconded by Collins to grant sketch approval and schedule a public hearing for May 17, 2005. All in favor, none opposed, carried.

5. Site Plan-Woodstock Jewish Congreg.-Glasco Turnpike-Maps presented by Rich Praetorius-Has Conditional Final. Well are drilled-waiting for quality.

6. Lot line revision-David and Debbie Volkle-Church Rd.-Maps presented by Tom Conrad-Parcel A is Volkles. Connaughton will convey a piece to Volkle. Has to comply with Zoning. Has updated information and revised maps. Waived public hearing last month. A motion by Post, seconded by Rinaldo for a Neg Dec. All in favor, none opposed, carried. A motion by Post, seconded by Rinaldo to grant Conditional Final approval pending owner's signatures. All in favor, none opposed, carried.

7. Site Plan-Est. of Ernst Fick / Elizabeth Simonson-Maps presented by Tom Conrad-Received Co. Planning Bd. comments. Storm water review not required, not disturbing. Lighting is on plans, no drainage screening is being done with product applicant is selling. Received State curb cut. A motion by Creen, seconded by Furman to override the County comments and have Chazen prepare a letter to Co. Planning Bd. All in favor, none opposed, carried. A motion by Creen, seconded by Furman for a Neg Dec. All in favor, none opposed, carried. A motion by Rinaldo, seconded by Post to grant Final approval. All in favor, none opposed, carried. Re'd signed Seqr. and maps.

8. Lot line revision-Rudolph Kaisik-Hommelville Rd.-Maps presented by Tom Conrad-Applicant and his daughter want to switch houses and then equal out the size of parcels. Presented maps showing house locations now need owners' signatures for approval.

9. Major-Dennis Russell- John Carle Rd.-Maps presented by Jeff Hogan-Received Conditional Final in November 2004 pending Health Dept. and Town Eng. approvals. Replacing culvert. Has bonded the road and paid inspection fees. Received letter stating change of culvert, Health Dept. and Engineer approvals. Received 4 signed maps.

10. Minor-John Addrizzo-Churchland Rd.-Maps presented by Tom Conrad-was a minor subdivision which had a public hearing already now acquired a 3 acre piece from Clearwater in exchange giving 2 acres to Clearwater. Now also a lot line revision added to this map so there will only be one map filed. Will have maps ready for signatures next month. A motion by Post, seconded by Furman to waive a public hearing per Section 323. All in favor, none opposed, carried.

PRE-HEARING CONFERENCE:

1. Minor-Daniel & Colleen Hagan-Rt. 9W-Maps presented by Mike Vetere-35 acres across from antique iron center. The existing driveway is over 10% grade. There are just 2 lots- 1 has an existing house. No more subdividing. Has Fed. Wetlands. A motion by Post, seconded by Furman to grant sketch approval and to schedule a public hearing for May 17, 2005. All in favor, none opposed, carried.

2. Major-Michael Vetere & Mark Tiano-Fortune Valley Estates-Fortune Valley Lane-Maps presented by Michael Vetere-4 lots- Question on 1200ft. rule. Will add to right-of-way, put in a cul-de-sac and dedicate that part of the road to the Town. Then will continue road from there with 4 lots off. Have Town Eng. review. Need to pay inspection fees, bond the road and have plan profile reviewed. A motion by Post, seconded by Furman to schedule a public hearing on May 17, 2005. All in favor, none opposed, carried.

3. Site Plan Amendment-TRG Land, LLC / Teicher Organization-Rt. 9W-Glasco-Maps presented by Mr. Teicher. Had Final approval in July 2004 with previous owner and building 80 units with 148 bedrooms for apartments. NOW new owner building condos for 72 units with 144 bedroom. The footprint fits in with old site plan and nothing else has changed. Planning Consultant requested that they reaffirm Seqr., new Neg Dec and re-approve the site plan which expires on July 2004. Creen-there have been a few drainage problems in that area and our Town Eng. needs to re-view. The Planning Board can do a 12 month extension on existing site plan so Engineer can work on storm drainage problems in Glasco before the amended site plan is approved. Teicher wants to know time frame. Will discuss with Teicher after the meeting. A motion by Furman, seconded by Hayes to grant extension for the existing site plan approval for 12 months from July 2004 through July 2005. All in favor, none opposed, carried.

After the meetingDiscussed with Planning Board members the drainage situation with the Glasco area. Decided to talk with Town Engineer and Consultant and meet with applicant at a workshop meeting and ask for re-approvals on storm drainage plan from Town Eng. and Applicant's Engineer. Made RICH Farm's letter dated April 14, 2005 (which was received by Planning Board Secretary on April 18, 2005) part of the Crossings file.

4. Lot Line Revision & Site Plan-Fehr Brothers-Kings Hwy.- Maps presented by Bob Carey-building a new building-expanding for storage. Taking a small piece from other lands of Fehr Brothers in order to comply for site plan. Discussed the last site plan for expanding of parking lot. They never put in landscaping. *** Checked file for last site plan –did not receive a signed plan and did not put in landscaping.*** Septic will not change- building is for storage. Drainage goes to pond. A motion by Furman, seconded by Hayes to grant sketch approval and schedule a public hearing for May 17, 2005. All in favor, none opposed, carried.

5. Major-Vincent Valetutti-High Woods Rd.-Maps presented by Vincent Valetutti. 6 lots- One lot off Highwoods Rd. and 5 off private road that is 1400ft. Will move cul-de-sac and add a flag lot. Needs curb cut and Road Maintenance Agreement for each lot. A motion by Collins, seconded by Furman to grant sketch approval and schedule public hearing for June 21, 2005. All in favor, none opposed, carried.

6. Minor-Gil DeMare-Fishcreek Rd.-Maps presented by Joseph Fabiano-Previously subdivided in 1991 and in 2003 did a lot line revision. Now a minor subdivision - 5 acres out of 39 acres. A motion by Post, seconded by Rinaldo to grant sketch approval and schedule a public hearing for May 17, 2005. All in favor, none opposed, carried.

7. Lot line revision-Costa Andrianis / Andrianis, Inc. – Serenity Drive-Maps presented by Dave Rider-Lot 1 existing with apartment – 4 bedrooms on 2 acres. Lot 2 build a new home. Right of way over Lot 2 is existing to Benny Lane. A motion by Rinaldo, seconded by Furman to waive public hearing per Section 323. All in favor, none opposed, carried. A motion by Furman, seconded by Post for a Neg Dec. All in favor, none opposed, carried. A motion by Creen, seconded by Post to grant Conditional Final approval pending owner’s signatures. All in favor, none opposed, carried.

8. Major-John Addrizzo / Thomas Lynch-Churchland Rd.-Maps presented by Tom Conrad-3 lots-this was to be a public hearing but not ready. Has 188 acres. There is a high piece on ledge, a piece level with road and a piece by Thruway. Then Tom Lynch wants to divide one of the pieces into more lots. Access is ½ mile long to Lower Powder Mill Road. Does the full ½ mile road to Lot 3 need to be shown on map or just a NOTE. It was decided to do an inset. This subdivision does not change anything out there. Septic on 3 sites. No issue as it is a big piece. A motion by Creen, seconded by Post to re-schedule the public hearing for May 17, 2005. All in favor, none opposed, carried. NOW Phase 2 – Tom Lynch- Lot 2 subdivided into 5 lots. Needs curb cut and topo. Private Road. Will comply with comments. A motion by Post, seconded by Collins to grant sketch approval.

9. Minor-Carol Burks-Dave Elliot Road-Maps presented by Jeff Hogan-Has 7 acres with existing house- subdividing 2.5 acres with house off. Will have new access. Has a man made pond. Needs Health Dept. approval. A motion by Post, seconded by Rinaldo to grant sketch approval and schedule a public hearing for May 17, 2005. All in favor, none opposed, carried.

MISCELLANEOUS:

1. Received Zoning Board Referral for Zhu- no comments.
2. Birches at Saugerties-Rt.9W-Planning Board voted at the February 15, 2005 meeting to be Lead Agency. Letters were sent to the interested agencies.

Since there was no further business to discuss, a motion by Rinaldo, seconded by Bruno to adjourn the meeting at 11:45p.m.

Respectfully submitted,

Juanita M. Wilsey,
Recording Secretary