

PLANNING BOARD  
MINUTES FOR SEPTEMBER 16, 2008

Two (2) 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 7:35p.m. Present were William Creen, Tom Francello, Carole Furman, Ken Goldberg, Howard Post and Dan Weeks, Alternate. Absent: Ian Leaning and James Bruno. Jeremy Kane, Town Planner and Nancy Campbell, Liaison were present.

Creen: Designated that D. Weeks be a substitute Planning Board member since two regular members are absent. All members agreed.

A motion by Goldberg, seconded by Furman to accept August 2008 Minutes. All in favor, none opposed, carried.

**PUBLIC HEARINGS:**

Post-recused

1. Major- Mary Spinac-Shear Road and Sachs Lodge Road-Maps presented by Jeff Hogan-Opened public hearing at 7:39p.m. Lot 1 has 30 acres on both sides of road and vacant. Lot 2 has 35 acres of vacant land. Lot 3 has a mobile home.

Comments: Ed, owner of Total Tennis-wants to know if in future property near him and Beaverkill could be developed -he would like legality and clarification. Creen-come into Building Inspector's Office to discuss and review maps but the Laws could change for building in the future. William Kick-I am against this subdivision as I am a tree hugger and do no want large subdivisions being built. Creen-there are 3 large parcels that would probably be sold as single parcels and further subdividing would need further Planning Board approvals. A motion by Furman, seconded by Francello to close hearing at 7:55p.m. All in favor, none opposed, carried.

Creen: Lot 1 -close out around Spinac house, the tie line should be a lot line.

Kick: that is all wetland behind there.

Discussion on accesses: Lot 1 should show access on both sides of the road even though it is one parcel, get curb cut approvals and show all accesses for all parcels. Delineate access for Lot 2. A motion by Furman, seconded by Goldberg to grant 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 correction of the tie line to a property lot line on Lot 1 and show proposed accesses to all properties along with a letter from Highway Superintendent approving curb cuts for single family accesses. All in favor, none opposed, carried.

Rec'd Seqr and Receipt cards. Post-returned.

2. Minor-Henry Ziegler, Jr.-Patterson Road-Maps presented by Jeff Hogan-Opened public hearing at 8:05p.m. Lot 1 has existing house with 2.48 acres. New Lot 2 has 2.014 acres with access off of Rt. 9W. Has DOT and letter from Rothe Engineering stating suitable for a raised septic system. No comments. A motion by Furman, seconded by Post to close hearing at 8:07p.m. All in favor, none opposed, carried. A motion by Post, seconded by Furman for a Neg Dec. All in favor, none opposed, carried. A motion by Post, seconded by Furman to grant Preliminary Plat approval, waive submission of Final Plat and grant Conditional Final approval pending owner signature and Surveyor's signature. All in favor, none opposed, carried. Received Seqr. and Receipt cards.

\*\*Received 2 signed maps on September 18, 2008\*\*

#### OLD BUSINESS:

##### D. Weeks-recused

1. Minor-George Nau and Jesse Reimer-Stoll Road-Maps presented by George Williams and Jesse Reimer. D. Weeks submitted a Report on Rattlesnake Habitat Protection Zone that this piece of property is listed on. Reimer is purchasing Lot 1 from Nau. Has complied with requests from the Planning Board on showing the turnaround area, showing of spot grades and letter from Rothe Engineering stating that property is suitable for a septic system. Discussed road grades that are an average of 11% which are satisfactory. A motion by Goldberg, seconded by Furman to declare this an Unlisted Action. All in favor, none opposed, carried. A motion by Furman, seconded by Post for a Neg Dec. Goldberg abstained, motion carried. A motion by Furman, seconded by Post to grant Preliminary Plat approval, waive submission of Final Plat and grant Conditional Final approval pending darkening Location Map, adding Zoning and Signature Blocks, signatures and fees paid. Goldberg abstained, motion carried. Received Neg Dec. Weeks returned.

#### PRE-HEARING CONFERENCE:

1. Lot line revision-Bruce & Judith Mahoney-Sila Drive-Maps presented by Jeff Hogan. Will sell house and neighbor will purchase 30 X 90 piece off cul-de-sac to allow them a 100ft. wide access. A motion by Post, seconded by Francello to waive a public hearing per Section 323. All in favor, none opposed, carried. A motion by Post, seconded by Furman to grant Preliminary Plat approval, waive submission of Final Plat and grant Conditional Final approval pending signatures. All in favor, none opposed, carried.

#### HOUSEKEEPING - ADDITIONAL DISCUSSIONS:

Goldberg requested by e-mail to discuss Win One for Jesus, the Motel and Lore major subdivision. To be a discussion only, no action to be taken.

Win One for Jesus: Francello recused.

This is in front of the ZBA now-Goldberg wants to clarify now before ZBA action is taken. Goldberg-read his review (copy in file).

Site plan has not changed, Win One now does not want to be certified under the State.

Discussion on whether a new application was filed. A second application was filed to state that they will not be State licensed.

Creen: this is out of Pl. Bd. hands until ZBA takes action and then Pl. Bd. has to agree to all documents. Discussed having another public hearing for Special Use Permit only—Creen stated will have another public hearing if required by law.

Discussed resident care giver-Pl. Bd. has the duty to protect neighbors and protect other Town residences. Applicant has to show agency's accreditations. Teen Challenge USA is authentic just needs to show documentation.

Resolution will be updated and they need annual renewal of Special Use Permit.

Francello-returned.

Vaghasia-Hotel site plan on Kings Highway-Goldberg read his review. Goldberg wants more information before October 2008 public hearing; he said a 3 story hotel will be visible above the trees and concerned with visual impact when leaves are off the trees, wants applicant to float balloons. Discussion-parking lot will be screened, elevations and design standard will fit in with neighborhood and will be landscaped. Will not be invisible. Discussed Praetorius figure of speech. Can have public hearing in October and left open until all information on building is received.

Dennis Lore-Major subdivision on Churchland Road-Goldberg discussed density and bonus, constrained land that this project does not meet in order for applicant to make a profit. Creen-on a major project like this the Engineer of the project designs and the Town Engineer reviews and they will negotiate on the number of lots that are buildable to determine the density and bonus. A project by project basis. Lots are usually lost due to wetlands, slopes, drainage, septic, etc. Kane- inform Town Engineer for reviewing as soon as possible. Discussed Bonus land on Conservation subdivision. No bonus land is expected-needs to prove it will work. Creen-Developer needs to make a profit and give us a nice development that works.

#### MISCELLANEOUS:

1. Discussed and approved Resolution for Saugerties Planning Board Amendment to Type II Actions for the State Environmental Quality Review. Kane explained. A motion by Post, seconded by Goldberg to approve and file with the Town Clerk. All in favor, none opposed, carried.
2. Elna Magnetics-received 2 signed maps.
3. Received ZBA May Minutes on July 11, 2008.

Since there was no further business to discuss, a motion by Creen, seconded by Post to adjourn the meeting at 9:40p.m.

Respectfully submitted:

Juanita M. Wilsey,  
Recording Secretary