

PLANNING BOARD
MINUTES FOR NOVEMBER 18, 2008

One (1) public hearing was scheduled for this meeting and the public was invited to come forward to examine map and ask questions. William Creen, Chairman, opened the meeting at 7:30p.m. Present were William Creen, Tom Francello, Carole Furman, Ken Goldberg, Howard Post, James Bruno and Dan Weeks, Alternate. Absent: Ian Leaning. Jeremy Kane, Town Planner and Nancy Campbell, Liaison were present.

Creen-stated that due to business commitments Ian Leaning has resigned as a Planning Board member and Daniel Weeks will fill Leaning's position until the end of the year.

A motion by Post, seconded by Furman to accept October 2008 Minutes with change to Century Concrete being a site plan not a lot line revision. All in favor, none opposed, carried.

PUBLIC HEARINGS:

1. Minor-Connie Zack-Church Road-Opened public hearing at 7:33p.m. Maps presented by Nick Schelling. Two existing houses on one parcel, now subdividing. Show septic and Wells. Comments: Michelle Tuchman-concerned with further building and also with on-site garbage. Schelling-no more building-one house on each lot. As with the garbage he seems like a nice guy, you could ask him to have it removed. Creen-can also come to Building Department and make a complaint and Code Officer will handle. A motion by Furman, seconded by Post to close hearing at 7:40a.m. Discussion-wet land and septic- 100ft. away from Well. Schelling-all are existing. 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 reproducible mylar. All in favor, none opposed, carried. Received Seqr. and Receipt cards.

OLD BUSINESS:

1. Site Plan-Century Concrete Corporation-Kings Highway-Maps presented by Richard Praetorius. Reviewed EAF. Existing portable batch plant now wants to build permanent plant with a 6 bay garage, a building housing conveyor belt, bins, silos inside. The 3 silos will extend 16ft. above roof, are 12ft. in diameter and will be painted to blend into environment. Gravel parking and driveway. Disturbance was 1.4 acres now will be 1.7 acres. Produces premixed concrete. Truck traffic-6 round trips for concrete deliveries and another 6 trucks bringing in supplies. Have existing Well. Will hook up to public line when it comes. Gym Star's metal building is on one side of this property and John Mullen has property on the other side for his office and storage building and he has

another lot there too. U.S. Army is interested in one of Mullen's lots. Across Kings Highway is a small vacant area for new Tissal Road and N. E. Solite and the Thruway in the back. Concerned with noise level being 100ft. away from gymnastics building. Praetorius will submit a brief textbook noise level numbers. Trucks are usually washed down at work site. Leftovers that are washed down at plant will be used to make square blocks with iron loops. Discussed drainage – all will be drawn toward the middle of parcel then to a small stream along the Thruway. They have not touched the existing drainage. On Gym Star side there will be a 14ft. above grade bank so no need for a fence. The wall will be above the driveway so no guardrail is needed. Most of the trucks will turn left toward Thruway. Most trips will be during the weekday before Gym Star opens. Landscape-will plant evergreens by Kings Highway and will address the front of the property instead of buildings due to the buildings being a 6 bay garage and the other building being low. There is no waste in this process all left over sand, stone, cement and water will be used in next batch. There will be a small dumpster for office trash. A motion by Furman, seconded by Post to have project referred to the Co. Planning Bd. and set a public hearing for December 16, 2008. All in favor, none opposed, carried.

2. Site Plan-Babu & Mina Vaghasia-Kings Highway-Maps presented by Richard Praetorius. Hotel-update and referral to Co. Pl. Bd. Holiday Express. Working on stormwater – 2 ponds. Driveway is flat at entrance then to 8% grade, traffic flows in a one-way loop. Dumpster in back-garbage pick up with front loader truck. Pedestrian access will be provided in flat area around pond to convenience store. Will hook up to Kings Highway Water & Sewer District. Construction will start this Spring, if Town water not there then they will pay for the hook up. Set up meeting with Town, Town Engineer and Praetorius to start process. Needs sign detail- lighted sign over canopy. Needs to show on map the trees that will be saved. Will submit a cut sheet for lighting. A motion by Post, seconded by Furman to forward to Co. Planning Bd. with a complete package including light cut sheets. All in favor, none opposed, carried. Praetorius will forward to Co. Pl. Bd.

PRE-HEARING CONFERENCE:

1. Lot line revision-Rosa Lee Charpentier-West Saugerties-Woodstock Road-Maps presented by Rosa Lee Charpentier. Part of old farm. Was subdivided into 7 lots. ROW into the 7 lots. Now lot line revisions between Lot A, Lot B and Lot C. Lot A with existing house will become smaller, this making Lot B larger. Also a lot line is being removed between old Parcel 5 and 7 combining to create Lot C. Kane-Lots in Location Map and Lots on survey do not match. Discussed that this needs to be clarified with the County. Kane stated that this does not meet the Section 323 waiving of a public hearing due to size of area added to Lot C. Will need Health Dept. approval on Well and Septic before sale of lot. A motion by Furman, seconded by Post to waive public hearing per Section 323. All in favor, none opposed, carried. A motion by Furman, seconded by Post to grant Preliminary Plat approval, waive submission of Final Plat and grant Conditional Final approval pending Note on map stating that Health Department approval is needed for Well and Septic before sale of lot and owner signature. All in favor, none opposed, carried.

MISCELLANEOUS:

1. Crowne Management-subdivision and site plan-Rt. 32 – extension until April 2010. A motion by Post, seconded by Furman to approve the extension until April 2010. All in favor, none opposed, carried.
2. Win One for Jesus-Special Use Permit-Francello recused. Creen-ZBA determined that this meets Zoning for facility and is now back to Planning Bd. for approval. Goldberg review-The issue is if need State license. Win One says no. So need documents that have not yet been provided. Oasis said they knew Win One and they would need a State license for rehabilitation. Win One could not afford to be a rehabilitation center and Oasis suggested they become a residence that does not need a State license. Need to know who will oversee and what Win One plans on doing as they change all the time. Now Teen Challenge USA is involved. Pl. Bd. has Teen Challenge Standards. Win One needs to submit their answers. Pl. Bd. needs all documents in order to issue a Special Use Permit and it needs to be renewed every year. Win One has provisional for a year now from Teen Challenge. Pl. Bd. needs to see documentation that Win One has not submitted. Teen Challenge will fund them. Send a letter to Win One explaining what Pl. Bd. needs for December 2008 meeting, then Pl. Bd. will have Attorney review for January 2009 meeting. The building is being rented to a single family now. Francello-returned
2. Raymond and Selina Rothe-received 2 signed maps.
3. Received ZBA October Minutes on November 6, 2008.
4. Received ZBA November Minutes on December 3, 2008.

Since there was no further business to discuss, a motion by Creen, seconded by Bruno to adjourn the meeting at 9:30p.m.

Respectfully submitted:

Juanita M. Wilsey,
Recording Secretary