

TOWN OF SAUGERTIES PLANNING BOARD

Saugerties, New York 12477



PLANNING BOARD MINUTES OCTOBER 19, 2004

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 Howard Post, James Bruno, George Collins, John Rinaldo, William Brandt and William Creen. Absent was Carole Furman. Chris Round, Consultant, was present.

A motion by Post, seconded by Brandt to accept the Minutes of September 2004. All in favor, none opposed, carried.

PUBLIC HEARINGS:

1. Minor-Paul Andreassen-Rt. 9W-opened hearing at 7:41p.m. Maps presented by Michael Vetere. A 3/4 acre lot to be subdivided in the middle of total parcel. Has public sewer and water and a 20ft. right-of-way. Family member wants to build on lot. No comments. A motion by Post, seconded by Rinaldo to close hearing at 7:45p.m. All in favor, none opposed, carried. A motion by Brandt, seconded by Post for a Neg Dec. All in favor, none opposed, carried. A motion by Brandt, seconded by Bruno to grant Preliminary Plat approval, waive submission of Final Plat and grant Conditional Final approval pending curb cut approval, owner's signature and a mylar. All in favor, none opposed, carried. Rec'd receipt cards and Seqr.

2. Minor-Robert & Nancy Barley-Stoley Rd.2-opened public hearing at 7:47p.m. - Maps presented by Raymond Bonnet. Has public sewer and water. Comments as follows: JoAnn Lipton- reviewed maps, no comments. A motion by Post, seconded by Rinaldo to closed public hearing 8:00p.m. All in favor, none opposed, carried. A motion by Post, seconded by Rinaldo for a Neg Dec. All in favor, none opposed, carried. A motion by Brandt, seconded by Bruno to grant Preliminary Plat approval, waive submission of Final Plat and grant Conditional Final approval pending owner's signature and mylar. All in favor, none opposed, carried. Received receipt cards and Seqr.

3. Major-Francisco & Elisa Villa-Dave Elliot Rd.-Opened public hearing at 8:05p.m.-Maps presented by Richard Rothe-4 lot subdivision. Delineated right-of-way which was moved over for better access. Needs Health Dept. approval on all but one existing lot. Comments as follows:

Ben Sebastian-are the lots behind black top driveway. Rothe-yes and explained.

A motion by Post, seconded by Rinaldo to close hearing at 8:08p.m. All in favor, none opposed,

carried. A motion by Brandt, seconded by Post for a Neg Dec. All in favor, none opposed, carried. A motion by Brandt, seconded by Rinaldo to grant Preliminary Plat approval, waive submission of Final Plat and grant Conditional Final approval pending curb cut, Health Dept. approval and fees paid. All in favor, none opposed, carried. Received receipt cards and Seqr.

4. Major-Jasmine & James Jordaan-Grady-W. Saugerties-Woodstock Rd.-Opened public hearing at 8:10p.m. Maps presented by Richard Rothe. 4 lots- Lots 1 and 2 have Health Dept. approval. Lots 3 & 4 needs Health Dept. approval. Has Road Maintenance Agreement. Comments: Robin Arnold and Roger-are these residential homes. Rothe- yes. A motion by Post, seconded by Rinaldo to close hearing at 8:12p.m. All in favor, none opposed, carried. A motion by Post, seconded by Bruno for a Neg Dec. All in favor, none opposed, carried. A motion by Brandt, seconded by Rinaldo to grant Conditional Final approval pending Health Dept. approval on Lots 3 & 4 and fees paid. All in favor, none opposed, carried. Received receipt cards and Seqr.

5. Minor-John & Cherie Ingrassia-Denniston Drive-Opened public hearing at 8:15p.m. Maps presented by Tom Conrad- 2 single family dwellings. A motion by Post, seconded by Rinaldo to close hearing at 8:17p.m. All in favor, none opposed, carried. A motion by Post, seconded by Rinaldo for a Neg Dec. All in favor, none opposed, carried. A motion by Brandt, seconded by Post to grant Preliminary Plat approval, waive submission of Final Plat and grant Conditional Final approval pending owner's signature and mylar. All in favor, none opposed, carried. Received receipt cards and Seqr.

6. Minor & lot line revision-Maurice Hinchey-Echo Hill Rd.-reopened from September meeting at 8:20p.m. Maps presented by Tom Conrad-Received Town Engineer's review with recommendations. The two recommendations were to use hay bales and silt fences for erosion. This should not have an impact. Conrad walked site and explained last months issues. The access was there but work has been done further on up. A natural pond will probably be created. Agrees with Town Engineer's recommendations. No comments. A motion by Post, seconded by Rinaldo to close hearing at 8:25p.m. All in favor, none opposed, carried. A motion by Post, seconded by Rinaldo for a Neg Dec. All in favor, none opposed, carried. A motion by Brandt, seconded by Post to grant Preliminary Plat approval and grant Conditional Final approval pending owner's signature, a mylar, septic system approval for all lots, all fees paid and NOTE on map with reference to numbers 1 and 2 of the Summary of Town Engineer Report of Brinnier & Larios. All in favor, none opposed, carried. Received Seqr.

OLD BUSINESS:

1. Major-Glasco Turnpike Operating LLC / Glasco Ponds / Joe Scharf - Glasco Turnpike- Maps presented by Richard Praetorius. Has storm water but has not heard from Army Corps. Reviewed all recommendations and agrees with them. Has sewer and water from Glasco system.

2. Major-Richard Syracuse-Rt. 32- Maps presented by Richard Syracuse-A 32 lot subdivision. Needs variance from ZBA. Discussed a combined ZBA and Planning Board review. Has wetlands delineated. Needs to conclude in order for affordable homes. Can have November review of Seqr. if all documents are submitted. Creen will meet with Zoning Bd. Chairman.

A motion by Brandt, seconded by Bruno to have Town of Saugerties Planning Board as Lead Agency. All in favor, none opposed, carried. *Received ZBA September 04 Minutes.*

3. Major-South Peak-Rt. 212- Maps presented by Richard Rothe. A 41 lot subdivision. Will have a Town road with extension to looped roads. Have addressed the Federal wetlands, DEC stream crossing, storm water drainage report almost ready for distribution, Health Dept. and curb cut. Check pond depth on map (36ft. deep). Lot 7 is quite steep. A motion by Brandt, seconded by Rinaldo to grant sketch approval and to schedule a public hearing for November 16, 2004. All in favor, none opposed, carried. Needs updated EAF, delineate wetlands and show setbacks on each lot.

4. Site Plan - Montano Equipment- Rt. 212- Maps presented by Richard Praetorius-Has Conditional Final from last year. Customer parking had to be moved. Moved equipment away from bank of stream. Moved gas tank 100ft. away from Well and stream. Needs owner's signature.

5. Site Plan-Woodstock Jewish Congregation-Glasco Turnpike-Maps presented by Bruce Utter-Has dealt with stream crossing permit, storm water report and curb cut. Installing a culvert. A motion by Brandt, seconded by Post to reaffirm a Neg Dec. All in favor, none opposed, carried. A motion by Brandt, seconded by Post to grant Conditional Final approval pending Health Dept. approval and owner's signature on site plan. All in favor, none opposed, carried.

6. Site Plan-Twin Beaks / Ward Backhaus-Rt. 32-Maps presented by Bruce Utter. Has pre-existing block buildings and 4 new block buildings. Discussed number of parking spaces. Decided on 1 space every 300ft. which would be about 130 spaces. Does not know use of buildings yet. Check to see if there is extra land for more spaces for future use. Will work on drainage.

PRE-HEARING CONFERENCE:

1. Minor-Lanah Scheffel -Rt. 32-Cafaldo Drive-Maps presented by Lanah Scheffel. Has a flag lot, public sewer and water and curb cut approval. Need a copy of the curb cut approval. A motion by Brandt, seconded by Post to grant sketch approval and to schedule a public hearing for November 16, 2004. All in favor, none opposed, carried.

2. Minor-Diana Sogaro-W. Saugerties Rd.-Maps presented by Richard Rothe. Needs Health Dept. approval and curb cut. A motion by Brandt, seconded by Rinaldo to sketch approval and schedule a public hearing for November 16, 2004. All in favor, none opposed, carried. *Received September 04 Minutes from ZBA granting appeal with the condition that the second lot will not be subdivided further.*

3. Minor-David Whittaker-Mt. Airy Rd.-Maps presented by Tom Conrad-One lot existing with a mobile home and one vacant. Needs curb cut for Lot 1. Check on aqueduct of blue stone in back and show on map. Needs Health Dept. approval for Lot 1.

4. Minor-Adolph Dunsing-Rt. 32 A-Maps presented by Tom Conrad-Commercial on one lot and one residential. Was going to be a flag lot but would be an under-sized lot so making the flag lot a right-of-way to get sufficient frontage on road to make a non conforming lot better. Show septic systems on map. A motion by Post, seconded by Rinaldo to grant sketch approval and schedule a public hearing for November 16, 2004. All in favor, none opposed, carried.

5. Lot line revision-Timothy R. Harris-Houtman Rd.-Maps presented by Tom Conrad-Property from Ben Hill-A motion by Brandt, seconded by Post to grant sketch approval and waive public hearing per Section 323. All in favor, none opposed, carried. A motion by Brandt, seconded by Post for a Neg Dec. All in favor, none oppose, carried. A motion by Brandt, seconded by Post to grant Preliminary Plat approval and grant Conditional Final approval pending updated map, owner's signature and mylar. All in favor, none opposed, carried. Received Seqr.

6. Major-Thomas & Alice Chahanovich-Rt. 32-Maps presented by Tom Conrad -3 lots-Was a major a year ago so a major now. Subdividing again and build on Lot 2B. Has public sewer and water. A motion by Brandt, seconded by Rinaldo to grant sketch approval and schedule a public hearing for November 16, 2004. All in favor, none opposed, carried.

7. Major-Susan Bach-Woodstock / W. Saugerties Rd.-Maps presented by Tom Conrad-Ridge Runners Rod & Gun Club old property. Major last year too. Lot 1B to sister and Lot 1A is 1.8 acres. Needs County Curb cut. A motion by Brandt, seconded by Post to grant sketch approval and schedule a public hearing for November 16, 2004. All in favor, none opposed, carried.

Since there was no further business to discuss, a motion by Brandt, seconded by Collin to adjourn the meeting at 11:00p.m.

Respectfully submitted,



Juanita M. Wilsey,
Recording Secretary