

Planning Board Minutes – July 18, 2017

Meeting called to order at 7:30 PM

Present: Paul Colucci, Vice Chairman, John Friedle, Secretary, Joe Hayes, Raymond Sokolov, Keith Libolt, Warren Wiegand, Josh Verleun.

Also Present: James Freiband, Consultant

Absent Carol Richman.

OLD BUSINESS:

CONTINUED HEARING - SITE PLAN - GREEN 208 LLC DEVELOPMENT (WOODS 1A)

Open Space Development, public hearing for site plan for lands situated in the RA Zoning District, located at 320 Route 208, [94.1-2-10.1]. Public Hearing Continued. ECC Report Received (on file)

Jeff Spirito- applicant. Memo by Mr Freiband reviewed (on file) U.C.P.B. report received. Site Plan procedure requires SEQR review to be followed by detailed site plan review to allow agency review. A second public hearing required. 62 day limit on SEQR process. Mr. Hayes. discussed water resources. Applicant noted requirement for subsequent DOH engineering review and tests. A flow test has been scheduled on test well apace based on Board's and public concerns. 30 to 60 days. Mr Freiband reviewed state review process. Present hearing is about SEQR determination not site plan approval. Board can assume for SEQR that compliance with DOH regulation inherently precludes a significant impact. SEQR can be reopened. Mr Colucci discussed sending application to outside engineering consultant.

Comment opened to the floor. (Name spelling muffled. Recording clerk not present)

Elena Giamo – Concerned about impact on water and waste; security; transients.

Mary Eccia- Jenkinstown Road. ECC findings need to be addressed. Sanitary waste nearby. Don't build next door to neighboring homes. Impact on wildlife and potential trespass. Upgrade necessary. Letter on file.

Dave Gordan. Questioned SEQR process. (2 statements). Town policy.

Linda Geary. Does not understand what the SEQR process status. Unresolved issues identified by neighbors. (2 statements) Coordinated review?

Mark Rausher -Conrad Geosciences report (lighthouse point) to be considered. Wildlife corridor...deer are at door .coyotes. Density of development increases crime and outsiders.

Michael Aiello – Water is problem during drought period. Well issues. Does not agree with visual assessment and renters. Doesn't want to look at any structures. Farm debris removal and pollution. (2 statements) Open space management.

Mr Colucci discussed consultant recommendations to close hearing. With no further public comments.

Discussion of next review steps. Chairman recommended to refer submittal to send to attorney. Concerned about septic and water. Wants consider attorney other than Young Sommer. Mr Freiband noted that the applicant must respond to all matters after closing hearing and comments. Mr Spirito stated that the SEQR process is based on engineering documentation but that engineering can't be reviewed by agency until this first hurdle is crossed. Board and applicant agree to get legal advice on process. Chairman - PB will solicit legal opinion. Motion by Ray Sokolov moved, seconded by Warren Wiegand to close hearing. Motion carries.

SUBDIVISION - SHAFT ROAD LLC

Board Discussion: Open Space (Conservation) Major Subdivision consisting of ten (10) residential building lots, lands situated within the RA Zoning District along 85/91 Shaft Road and South Mountain Road, [S/B/L #93.3-1-21.1] SEQR DETERMINATION/ COUNTY PB Report; Receipt of Archeological Survey Report. Receipt of Bagdon Environmental Report. Public Hearing closed.

**Mr. Michael Moriello Esq appeared for the applicants.
Cayleb Carr PE Medenbach Engineering**

Mr. Freiband reviewed the memo dated July 13, on file. Chairman noted that Mr Quenzer had resigned from Bagdon and would be joining another organization. Diamond archeological report received. Conservation easement draft also revised for Board review. Also Mr. Nowicki contacted Bagdon and noted the Quenzer report appeared to be lacking earlier files.

Discussion on draft easement (para 6). Need to send June 13th revision to attorney. Board comments: J Hayes requested status of review. Board reviewed Moriello June 27 letter re waiver of 62 day period. Motion by Mr Friedle to send to the attorney. Seconded by Seconded by Joe Hayes. Motion carried.

Application will be heard at the August meeting.

SITE PLAN AND SPECIAL PERMIT - HEART WOOD NY (ELECTRIC BOWERY)

Board Discussion: Site Plan review for a proposed specialty lodging facility, lands situated in the RA Zoning District, located on Rte. 44/55 and Shawangunk Kill, [93.4-1-42.10 & 42.12]. PENDING PUBLIC HEARING DATE

Mr Moriello appeared for applicant. Mr Freiband reviewed his memorandum dated July 13, 2017. (one file) . Also received letter dated July 12 (on file) from Gardiner Fire Department. Board discussion- Keith Libolt wanted info on ECC referral. Applicant- water tests good. Some Dept of Health preliminary comments received. Requests schedule the hearing for August. Joe Hayes asked about dosing system for Septics...design in progress. Discussion of Gateway meeting with U.C.P.B. DOH will not review before SEQR. ...Mr Freiband asked how did this info get processed? Moral persuasion? Discussion – if no water report and no hearing. Info by the 1st of August.

Motion to schedule hearing at August meeting subject to receipt of water report by Mr Friedle. Second by Joe Hayes. Motion passed.

Short discussion on Ohioville Acres and Planning Board agrees to have Mr Freiband go over documentation with applicant.

RHODES 3 Lot Minor Subdivision – PRELIMINARY PLAT (Final Plat Waiver)

Three lot minor conventional subdivision – 10 Phillies Bridge Road (Sketch plan approved December 2016)

Caleb Carr PE Medenbach Engineering

Mr Freiband reviewed the memorandum of July 13th (on file). All materials on file for public hearing. Recommended Negative Declaration based on SEAF (on file). Ag District info on file. Board discussion. Motion to schedule public hearing by Joe Hayes. Seconded by Ray Sokolov. Motion carried.

INFORMATIONAL

Ron Cohn and Scott Berkle re LLR on Route 208.

Procedure reviewed to refer maps from John Dipple to consultant. Discussion of Town Road to be deleted in favor of easement. Public hearing will be required. Board agreed to allow consultant to provide information on hearing requirements. Everything must be submitted by August 1st. Motion by Ray Sokokov Seconded by John Friedle. Motion carries.

APPROVAL OF MINUTES

June Minutes are not complete and will be reviewed at the next months meeting.

Chairman noted the Requirements for training need to addressed by members.

ULSTER COUNTY PLANNING BOARD REOPRT

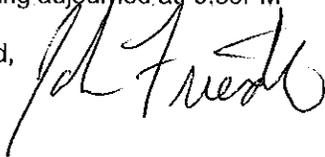
Linda Geary made a brief report August has Planning Federation meeting for training. NYSERDA info on EE Ready for vehicles. 29 Issues...none for Gardiner. Discussion on low income housing requirements. NYC requirements have density bonus.

ADJOURNMENT

Motion was made by Warren Wiegand, seconded by Joe Hayes to adjourn the meeting. All in favor.

Motion carries. Meeting adjourned at 9:38PM

Respectfully submitted,



John Friedle
Acting Recording Secretary

APPROVED DECEMBER 19, 2017