

Planning Board Minutes – June 20, 2017

Present: Paul Colucci , Vice Chairman, John Friedle, Secretary, Joe Hayes, Carol Richman, Josh Verleun, Ray Sokolov, Keith Libolt Absent Warren Weigand
Also, Present: James Freiband, Consultant and David Brennan, Attorney

PUBLIC HEARING:

Special Use Permit Keith Buesing for personal services business

Paul Colucci read public hearing notice for Keith Buesing and Liz Glover for Special Use Permit for 2694 Route 44/55 proposed commercial use for a Yoga & Art Classes.

Ulster County Planning Board Report recommends granting approval.

Annie O'Neil-, asset to community, beautiful building, local jobs, would like to see this be granted.

Alysha- beautiful building, asset to community

Michael Reid- lease incredible, expand space to do art, yoga looks forward to using it. All for it.

Jonathan Lozier supports it

Carol Richman - supports it but would like hoods or something over flood lights, keep with dark sky

Joe Hayes-light dark light shield to prevent glow & trespass

John Friedle does it have to be in plan Response J Freiband – Not required if lighting not proposed.

(Hearing continued for 30 minutes)

**Site Plan Green Route 208 LLC Development Woods 1A Site Plan
Architect Korlove and Jeff Spiritos**

Board discussion – new business

Materials on file -1st 6/17/17 letter, correspondence-Mark Rouscher, Jim Freiband's memo June 12th

Paul Colucci read June 12th memo (on file)

Architect showed short presentation dated 5/15/17 (on file) for site plan for 7 buildings, in 2 clusters, and supporting studies and surveys. Discussed walkways/pathways to rail trail on question by the Board

Jeff Spiritos explained septic system and location and construction of septic systems.

Proposed building construction cross laminated timber benefits.

Applicant will send a PDF file and it will be posted on the town website

Carol Richman asked how far is septic from wetlands, are they traditional septic systems and how far are homes from wetlands

Jeff Spiritos septic systems are 100 feet away from wetlands and homes 150 north of wetlands

Paul Colucci discussed mandator buffer allowed set back Federal wet lands vs. State wetlands. Site does not have a NYS wetland.

Jeff Spiritos maximum capacity of septic is based on 300 people -low flow fixtures should be no problem 12000 GPD

Neighbors expresses concern of mosquitos, would they reconsider relocation of septic field, will study it further.

Joe Hayes noted septic moved away from the Plattekill but encouraged to look at an advanced aerobic design of septic. Add elements dosage pump, filtration etc. This is a better and more effective system

Build in Omega septic system living waste septic system, cleans water.

Paul Colucci-UC BOH has to be the one who approves it.

Joe Hayes not necessary safeguard-little bacteria movement system

Jim Freiband-applicant can get DOH and DEC to process application on completion of SEQR

Carol Richman-public concern, we cannot dictate what might be best for neighbors

Jeff Spiritos-applicant will maintain and to perform properly-system

Carol Richman soil testing for lead arsenic from orchards

Paul Colucci- noted that common issue in Gardiner. soil high levels top 3 inches scrapped off or removed has to be capped off w/2 feet of top soil

Carol Richman wants testing in various spots

John Friedle- dead trees what to with them?

Jeff Spiritos feasible to maintain any tree to keep alive, nothing to replace dead trees at moment.

Wants to keep natural environment, community gardens

Jim Freiband features subject-1st thing engineering done w/health dept. and DOT. SEQR approval needed

Keith Libolt SEQR when is approval needed-one step process. Applicant should read through recommendations from UC.

Paul Colucci-elevations, landscape plans? Any changes w/elevations, buildings not land?

Jeff Spiritos-no to elevation of land, building not approved

Paul Colucci not favorable to me architectural plan unattractive building

Jeff Spiritos-best to resolve issues response -Jim Freiband said site plan issues to be addressed after public hearing on SEQR.

Paul Colucci public will have an opportunity to make recommendations after SEQR. Jim Freiband explained the separate hearing requirements to permit State agency reviews and subsequent changes.

Carol Richman not satisfied with the design, come up w/design not different from hamlet. J Freiband -Won't be seen from roadside per photos and applicants have the chance to present the ideas, possible what they will look like, not abide by hamlet guidelines per code due to location. Discussion on Public hearing process for Green LLC Route 208

The Board interrupted discussion on Wood1a to permit completion of Buesing Public Hearing

BUESING AND GLOVER SPECIAL PERMIT (Hearing continued)

There being no further public comment, the Chairman reviewed the recommendations.

The Board completed the SEQR Part II and found no potential significant impacts as SEQR determination special permit

Motion above bye Joe Hayes 2nd by Ray Sokolov. all ayes- motion carries

Motion by Ray Sokolov 2nd by John Friedle to close the public hearing all ayes - motion carries

Jim Freiband recommended motion to approve grant approval subject to , building inspection for code compliance and payment of all fees.

Resolution part of minutes, sent to building inspector

Motion by Ray Sokolov 2nd by John Friedle grant approval per memo all ayes - motion carries

Resumed Green Route 208 review.

Mr Colucci opened the public hearing per the public notice.

Debbie Carelli- across street exiting driveway new plan ok water concern, enough water in wells, lighting, detail haven't gotten to any details, new to process. Bedrooms 3, what type of people, children etc. Maintain property-mowing-concerns of maintenance at the moment.

Glen Gidaly-Hasbrouck Road thanks the members-same septic-commercial use of residential use, need to keep septic concern-certified planner-real porous pavement great but concerned w/design of these and fixing one not working designed wrong or needs fixing. Porous parking leaves will drop who on the team has design guidelines-assist developers presenting design, what town is looking for significant size, opening escrow account.

Annie O'Neil visual would like exterior 3-story in the landscape. Gardiner town eye sore Shirley Santacade-Jenkinstown Road 28 years septic behind us, water situation some have had problems-have enough water. 35 feet tall parking lights-looked like dormitories, not pretty to look at. Site south side of property why the whole project south, septic, lights, noise, dark sky. Wildlife migration what happens in winter-lights, sky won't see moving of dirt, how much dirt to cover septic-how do you control.

Lori Traverse-High Falls mom lives on Jenkinstown Road affects her mother she is 80 will cause stress. 10 homes affected with lights and noise, proximity 5 acres, 500 feet from septic, policing who to call.

David Dukler developer thinking of environment-bike trail to bring you across Route 208 to access Rail Trail-safe way to access. Septic discuss the worst case scenario. Technically vision design building-what it will look like

Mark Rauscher letter-plan haven't seen this-septic it slopes can't imagine it will work. Orchard sprayed drift from Dressel farms north. Ballfield pesticides from drift more naturalistic to fit in-trying to be green-look part of environment not acoustic as concrete sound proof-people isolated from others.

Roberta Clements EC letter pesticides, water testing, filtration, Lenape land poisoning was not presented-owner of property how conservation easement. Green moving

Ed Ritz-owns undeveloped land next to property but lives elsewhere. Development right next to my property-not so close to neighbors center a little more. Population center bring affected move in another direction. Design not very esthetic, no problem to be different but it's ugly. Ugly design, make it more colonial.

John Bohem context 300 people into Heartwood cause trouble. EMT, fire problems state police, volunteer-infrastructure.

Howard Coleman-elevation on property to get a real idea-35 feet high

Thomas Carano-property owner not yet a resident-soon from Putnam County-town engineer-escrow account-civil engineer. Letters prior to meeting-mechanical engineer-ponds drawing does not tell a lot. Wetlands, buffer. R-50 walls, look at ridge-3 levels stretch units and do away with 3rd floor. Impact visual look at ridge. Ponds exist, storm water.

Mark Rauscher-Mr. Levy spoke to him re: apple trees w/healthy no maintenance will share

David Dukler-clarification on # of bedrooms, terms of population and number!

Paul Colucci- Stated that the Public hearing will continue next month-

Review recommendation # 13

Resolution-lead agency

Motion for lead agency of Open Space development of DePiero made by John Friedle and 2nd by Keith Libolt all ayes motion carries

Motion to continue Public Hearing made by Ray Sokolov and 2nd by John Friedle all ayes motion carries

Subdivision Shaft Road LLC (Public Hearing Closed)

Paul Colucci read memo from Jim Freiband dated June 16 (on file)

Bagdon Report-Bagdon environmental sent all records- will send a written report-but they requested more time for information, waiting for reports-July meeting

Mike Moriello-Joe Diamond Report by end of week. Been out at site doing the digs, revised conservation easement, storm water management plan-not finalized

Site Plan and Special Use Permit Heartwood for Electric Bowery

Paul Colucci read memo from Jim Freiband dated June 13 (on file)

Jim Freiband separate lot line application needs to be done under new business. Carol Richman suggested new business then decide on procedure

Josh Verleun lot line should be together with the heartwood application..

Joe Hayes we can do the resolution now or 30 mins from now.

Barry Medenbach described the 2 tax parcels-eliminates the line-shrunk bigger to 97 to 33 top agriculture, 44 to 108

Joe Hayes lot line revision makes the area saleable later, new project-marketable-make restrictions to correspond to the Special Permit application (open space set-aside)

Jim Freiband-Open space will be linked to site-process together but different application-can do simultaneously. lot line is not a subdivision under 188-As a type II action no SEQR needed

Paul Colucci requested motion

Motion made by John Friedle to join application actions and 2nd by Keith Libolt all ayes except naye by Carol Richman. motion carries

Well is installed at Heartwood project and Bob Miller will be doing tests. Pump test not started yet-4 septic systems to be designed.

Discussion of Zoning Board of Appeals hearing on appeal of decision by the building inspector as to lodging classification .Thursday night

On septic system a recommendation by Mr Hayes to Improve & revise dosage . design

Paul Colucci read memo from Jim Freiband dated June 12 (on file)

Carol Richman-Open space decision-we need decision from Zoning Board before processing the lodging application.

Mike Moriello Open space not applicable-residential developments per Code 220. This is special permit use per 220-11 -

Allison Phillips-recommends processing application as is presently presented (special permit)

ZBA decision could affect review subsequently.

Joe Hayes realigning a lot will not result in a new lot-not marketable separately

Jim Freiband stated the applicant must have an easement or covenant no further building on

site(agriculture) condition of lot line revision (covenant or easement) Paul Colucci stated there

would be no decision tonight-complete application and everything water, conservation need to be reviewed etc.

Discussion of whether the Board would need a Waiver 62-day period to conduct SEQR.
Applicant responded not an issue with them.
Pump test-all documentation needed hopefully submit by next month and set public hearing maybe in August
Waiver of 62-day notice letter from Mike Moriello was requested.

Ohioville Acres PDD Development (Final Plat Conditional Approval Review)

Paul Colucci recused himself turned over to vice chairman Keith Libolt
Jim Freiband read his memo dated June 12 (on file)

Mike Moriello requested the phase 1 UC Clerk filing-health dept. sign off-map w/Jim Freiband go over back to town board for bonding determination-Map is planning board's sectional filing with the Town Clerk is in preparation.
Motion made Joe Hayes 3-month extension for final approval 2nd Ray Sokolov all ayes motion carries

Paul Colucci resumed the chair.

Jacqueline Estates (Final Conditional Approval Review)

Jim Freiband read his memo dated June 14 (on file)
Motion Resolution grant 3-month extension by Ray Sokolov, 2nd John Friedle all ayes motion carries

BAUM Lot line Revision – South Mountain Road

Jebah Baum submitted revised map of all owners 6/9/17 509 South Mountain Road, Gardiner for his proposed lot line revision
Motion Joe Hayes 2nd Ray Sokolov Type 2 action and SEQR noted.

Resolution maps all signed by owners and board members 5 sets 1 mylar, planning board and assessor
Chairman authorized to sign all maps

MINUTES REVIEW

Motion made for Approval Minutes December 2016 by Joe Hayes 2nd Ray Sokolov all ayes except Carol Richman-no motion carries

Motion made for Approval Minutes January 2017 Paul Colucci 2nd Ray Sokolov all ayes except Carol Richman-no motion carries

Motion made for Approval Minutes February 2017 John Friedle 2nd Ray Sokolov all ayes motion carries

Motion made for Approval Minutes March 2017 Ray Sokolov 2nd John Friedle all ayes Keith Libolt abstained

Motion made for Approval Minutes May 2017 by John Friedle 2nd Ray Sokolov all ayes

Ulster County Planning Board REPORT

208 design housing use SEQR-community character, traffic
County Wide Route 9W study accident, contract Woodstock, Saugerties, Fire Training, Rail
Trail projects lower Esopus recommendations for county

Correspondence: Paul Colucci appointed Chairman by Town Board pursuant to bylaws., Vice
Chairman will be elected through Planning Board nomination

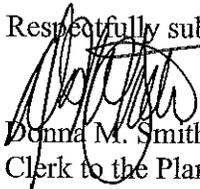
John Friedle stated as Board Secretary he attended all classes required by Town Board takes
issue with chairman appointment by Town Board until next January for Paul Colucci.

Discussion Paul Colucci recommended Keith Libolt as Vice Chairman Carol Richman
nominated Keith Libolt all ayes

ADJOURNMENT

Motion was made by Ray Sokolov, seconded by Keith Libolt to adjourn the meeting. All in
favor. Motion carries

Respectfully submitted,



Donna M. Smith
Clerk to the Planning Board

APPROVED DECEMBER 19 2017