

Gardiner Town Planning Board
Meeting Minutes
February 19, 2019

Present:

Paul Colucci (Chairman)
John Friedle
Mariela Roman (clerk)
Ray Sokolov
Marc Moran
Keith Libolt (present at 7:09)
Josh Verleun (present at 7:14)

Absent:

Carol Richman

Others Present:

James Freiband: Town Planner

Meeting called to order: Start time- 7:04 p.m.

PUBLIC HEARING:

OLD BUSINESS:

1. Golden Dome Realty, LLC – SBL #94.003-4-34

Minor Special Permit application for a commercial kitchen and retail outlet. Rte 208 (Cathgro Building)
SBL # 94.003-4-34

Mr. Colucci read the resolution from Planning Board (on file).

Mr. Colucci opened the discussion to the applicants for any questions on th None asked.

- Ray Sokolov Motioned to approve the resolution as set forth in the conditions.
- John Friedle Seconded
- Motion carried unanimously

Mr. Colucci authorized Marc Moran to stand in a voting member during this meeting.

Mr. Colucci informed the applicant to speak with the building inspector if there are any changes since the applicant would like to open as soon as this weekend.

Resolution to be filed by Planning Board clerk with the Town Clerk.

Member Keith Libolt joins the meeting at 7:09 pm.

NEW BUSINESS:

2. 655 S. Mountain Rd; Robert O'Brien- Minor Subdivision

655- 657 S Mountain Rd., Gardiner, SBL #93.1-1-32

Preliminary Plat Discussion.

Present were Tal Seweryn (Gunk Climbing Coalition), Peter Cody (GCC), and Robert O'Brien.

Mr. Freiband read his 2/9/19 memo (on file).

Mr. O'Brien inquired about contacting PIPC. Mr. Freiband informed applicant that the Planning Board is responsible for that type of notification.

Mr. Freiband expressed his concern for the right of way that has yet to be provided.

R.O.: we were under the impression that you didn't want that on the map, and just the subdivision.

Mr. Aberton, who is bulk of the property owner, will give us an easement.

JF: This needs to be the map for approval.

Discussion as to whether the easement needs to be on the map. The language on the map should clarify. This map should be filed with the county and the town, like all other subdivisions.

JF: The easement itself gets filed with the town as a separate document

Applicant: the land trust will be taking care of that

PC: suggested that a discussion be had with those who will hold the easement as to how the easement should be described. Personally does not recommend a sketch-in, considering what the next property owner may like.

Applicant: They typically do an access envelope, and essentially create a corridor... a recreational access.

PC: If that is the plan, it is always better to do things legal.

Mr. Friedle: Had an inquiry about the wood road drawn in. Is this access to the old property?

RO: That is an old logging road, not a drivable road.

JF: Referenced an old project where the lack of specification caused some problems. Requested road details on the map, including topography & contour lines.

Mr. Colucci asked the board for comments.

P. Cody: The way the property will be divided will be on the north end of the property. Explained that all access to the site will be clearly marked to protect from access to the public. Discussion had to understand current map.

Ray Sokolov: inquired about the map requirements

Mr. Freiband: explained that property tax map, ownership information, notes, and other items are all required

Mr. Colucci: these current maps are for discussion purpose today

No further comments.

Mr. Colucci inquired of Mr. Freiband for a public hearing.

Mr. Freiband: that can't be set until a preliminary plat is received. Suggests that once the board receives that, it be transmitted to the county.

Applicant: a new EAF is recently available

Mr. Colucci: When do you expect to have the new map prepared?

Applicant: We are just waiting for the board to contact the surveyor.

Mr. Colucci: once the board receives preliminary plat, it will be forwarded to the PIPC (Palisade Interstate Park Commission: Regional Director, and Ulster County Planning Board.

- Ray Sokolov motioned to approve the sketch plan
- Marc Moran seconded
- Motion carried unanimously

3. Get Wild for Water; Judi & David Roehrs -Site Plan and Special Permit

NYS Rte 44-55, SBL #94.3-4-20

Commercial Building for well drilling, office and apartment.

Present were engineer Bob James, and M. Moriello

Mr. Colucci read the memo (on file) from Mr. Millspaugh (not present) dated 2/14/19.

Mr. Colucci explained that Mr. Brennan (Town Attorney) was not present at the time but his partner Ms. Allyson Phillips wrote up a resolution of lead agency. Asked the applicant if they had any questions.

Mr. Moriello: on the Special Use Permit, that was my mistake.

Mr. Colucci: ok. We will credit you back for that application.

Mr. Moriello: regarding the notice of intent, who will take care of that.

Discussion had to establish we need a list of agencies. Mr. Moriello will provide this to the Planning Board clerk.

Mr. Colucci read the resolution (on file) on lead agency.

- Josh Verleun motions to approve the resolution of lead agency.
- John Friedle seconds.
- Motion carries – Carol Richman Absent.

Mr. Moriello addressed a previous suggestion from the pre-application meeting. Environmental expert, Michael, Nowicki compiled *Threatened and Endangered Species Habitat Suitability Assessment Report* (on file) and concluded that there are no trees of significance that can't be taken down. Bob James could specify the conditions of the trees.

Mr. Colucci: the DOT note about entry way has no specific address or identifier besides on 44/55

Discussion had to establish that Mr. Millspaugh will review the environmental report.

Mr. Colucci noted that Lead Agency letter was also included in with Ms. Allyson's package to go out.

Mr. Colucci asked for additional concerns.

Bob James: Regarding the landscape plan, we could add landscape in front of the office, screening by front of the road. Discussion of the eyebrow and overhang.

Mr. Colucci: there is concern that the public does not want to see front of doors.

Discussion had if to only have two or three garage doors at the front.

Mr. Colucci: we would like to see as much landscape as possible.

Bob James: I'd like to get the biggest, grown trees in

Mr. Colucci: this is a good attempt. Minor issues addressed should be reviewed.

Mr. Libolt: regarding the overhead doors, it will be a hard sell for the public. A soft front is preferred.

Discussion had as to whether some of the doors be moved to the back.

Discussion had as to setting the building structure back.

Discussion had as to the type of doors and colors of the doors. The color on the photographs were disliked. Mr. Libolt stated the actual color scheme is nice.

Bob James: We can add a berm.

Mr. Freiband: I am not involved, but I suggest you speak to a landscaper to help you.

No further comments.

INFORMATIONAL:

Unscheduled-Mr. Horacio Gemina inquired about a mixed use residential on Farmer's Turnpike, across from Pascuales. He plans no modification. Plans for a barber shop of about 400 square feet of the 900 sf house. Planning board informed Mr. Gemina that a site map, tax map and survey would be needed.

PRIVILEGE OF THE FLOOR:

No comments

APPROVAL OF MINUTES:

- John Friedle motioned to approve Special Meeting minutes of January 9
- Keith Libolt seconded
- Motion carries. Mr. Moran and Mr. Sokolov abstain-absent

- John Friedle motioned to approve the Regular Meeting Minutes of January 15.
- Keith Libolt seconded
- Motion carried unanimously.

- John Friedle motioned to revisit the minutes for Special Meeting of January 9, and Regular Meeting of January 15th as revised, and revoke the prior approval.
- Ray Sokolov seconded.
- Motion carries

ADJOURNMENT

Submitted,



Mariela Roman

Planning Board Clerk

Approved: 3/19/2019

Filed: 3/21/2019 - 

Approved by - _____