

New Business

Cappillino, Nicole, 13 Merritt Ave, SBL#88.13-2-10, in GB zone.

The applicant would like a special use permit for a 645 sq. ft. accessory apartment.

Lou DuBois, the applicant's representative, was present for the meeting.

The Board reviewed a site plan dated 4-4-16 for the accessory apartment.

The Board discussed access and parking. Looking at the floor plan an existing bedroom with bath will become the new living room and bath of the accessory apartment, and a new bedroom will be added total of 645 sq. ft. in the accessory apartment. This arrangement does not require the need for Ulster County Health Department approval as the number of bedrooms is not changing (the main house will go from 3 bedrooms to 2 bedrooms and the accessory apartment will have one bedroom). This site has town water. The foundation wall lands right next to the septic area with a two foot overhang of the addition (sheet #3 of the plans shows the overhang)

The Board had no additional comment.

The Board anticipates setting the public hearing next week for May.

Silver Gardens (Golden View II) Senior Housing, Argent Dr, SBL#96.29-3-3.110, in PUD zone.

(Same proposal previously reviewed in 2012 as Golden View II LLC.)

The undeveloped, 13.7-acre site is located on the east side of Argent Drive. Silver Gardens is proposing to construct a three-story, 55,000 square foot (total, all floors) affordable, rental housing complex for senior citizens. The complex will contain 57, one bedroom units, outdoor parking areas, pedestrian walks and vehicular drives and landscaping. The complex is restricted to tenants age 55 and older and with an income at or below 60% of the median income for the region.

The applicant is not ready at this time.

London, Michele, 336 Vineyard Ave, SBL#95.2-6-29.130, in R1 zone.

The applicant is requesting a special use permit to add a 783 sq. ft. accessory apartment above an existing garage.

Richard Tompkins with Mauri Architects PC, the applicant's representative, was present for the meeting.

The Board reviewed the plans, first page showing the siteplan and the second page showing the proposed alterations.

Rich T: The accessory apartment is going to be over the existing garage. This garage was built with attic storage space where we would like to finish that space to add the accessory apartment. We are slightly over the maximum square footage for an accessory apartment; part of the problem is the existing space that we are dealing with. There are four small dormers about 9' x 6' wide, this is not a lot of useable space even though we are over the square footage. The purpose of this accessory apartment is that the buyer of this home, her husband has medical issues, so the plan is to renovate to make the second floor handicapped accessible, which is why you see an elevator in the plans. This apartment is for the aides who will care for her husband. We have also provided access directly to the second floor so there is easy access to get to him on the second floor. There will be a rated door to keep the apartment separations, but this would give them faster access to him. There is also an entrance on the side of the house, which will be sectioned off from the garage, so that you will not have to go through the garage to use the stairwell.

There is plenty of parking area on the side of the garage.

The Board had no additional comment.

The Board anticipates setting the public hearing next week for May.

Brad Scott Recused.
Nicki Anzivina steps in.

MCBS DG Highland LLC, 3584-3594 Route 9W, SBL#88.17-6-25.110, in GB zone.

Taco Bell / Dollar General / Multifamily

John Joseph, the applicant, and Barry Medenbach PE, the applicant's representative, were present for the meeting.

No plans have been submitted at this time.

The applicants discussed with the Board some changes made to their conceptual plan. The Taco Bell has been moved forward toward the street for the drive-thru. The proposed Dollar General Building is pivoted to the Board's dislike due to the problems they would have getting a delivery truck into the parking lot.

Dave P: This is a new zone and the one thing we were very up front about is not having the parking in front of the building on Route 9W. I personally do not like this.

Peter: The whole point of this new zone is to make it look like an urban landscape with the traditional stores on the ground floor and apartment or offices upstairs with the parking in the back. You have created two free stores that look like a Dollar General and a Taco Bell and we are not looking for that.

Mr. Joseph: The only alternative I have is to pivot it back and figure out a way for delivery.

Dave P: Isn't there access from the back?

Andy L: Wasn't there going to be a gate or something so that this would not have to go through the residential?

Mr. Joseph: Yes.

Barry M: This frontage issue applies to Route 9W what about the back we will be looking to get apartments in the back, still in the same zone, how will that criteria apply?

Dave B: It definitely would have been better to come to me with maps before this meeting. Seeing the map that you have I would not have set this on the agenda, it is not compliant with our code.

Peter B: The new zone is not just about uses it is about design standards, you have to comply with our design standards.

Bill: Let's look at the apartment proposal.

The Board reviewed a map brought by the applicant (no maps have been submitted for this application) showing the area of the proposed housing.

The applicant suggested that the apartments may come after the commercial buildings are done.

Barry M: This is really just in concept. Each building will have six units being 2 ½ or 3 story buildings with 2 apartments on each floor; the maximum height is 35 ft. Ten buildings totaling 60 units. Again this is an initial concept sketch. With the parking I think we were aiming for 2 parking spaces per apartment. We are still in the process of gathering survey data information and trying to stay away from the pond which is almost lake size.

The applicants will review the zoning code and meet with Dave B.

Andy L. suggested the applicant think about a sidewalk connection.

Brad Scott returned to the meeting.

Smith, Matthew (Gina Marie's Dance), 10 Commercial Ave, SBL#88.17-9-5.100, in GB zone.

The applicant would like site plan approval to renovate the second floor of the building located at 10 Commercial Avenue. Gina Marie's Dance Studio would like to occupy 5770 sq. ft. of the second floor for its business. Interior and exterior renovations will be made to include a sprinkler system and fire separations from other building tenants as required.

Matt Smith, the applicant, and Dave Toder of Bolder Architecture PLLC, the applicant's representative, were present for the meeting.

The Board reviewed new plans.

Matt S: This area, on the second floor, was formerly a roller skating rink.

Dave T. reviewed the map and its current occupants adding that the applicant had come before the Board in 2011 for the auto body shop on the first level. Upstairs will be a corridor that will have access to all four of the dance studio spaces with an office and lobby space. There is a fire escape in the back that will be repaired for egress, there will also be a sprinkler and/or fire separations as required by building code from the first floor occupancies.

Dave T: In terms of parking; there is much existing parking which is kind of informal because this is a gravel lot. In 2011 we discussed that it was not really practical to pave and mark out spaces but we are able to accommodate all of the parking spaces that are required for the existing as well as the proposed uses on site. Because it is a little tight we have a couple of potential spaces on the adjacent property, which the applicant owns and not far away are the 10 park and ride spaces. This totals 60 spaces and an additional 3 off property.

Peter: One of the issues with this is that the access from the road is not clearly delineated. The whole area is just open to the road.

Carl: I think we are looking for channelization.

Fred: We need curb delineation for ingress and egress.

Dave P: I think it is important because if it is a dance studio there will be children walking through that lot.

Peter: We just did a site plan across the street and we did get them to be more correctly defined.

Matt: The problem is the narrow area for a tractor trailer to back up, which is why we haven't already done that. As far as being safer with a channelization, I am not sure I agree with that. Where her studio is now sometimes she needs to park way over in the parking lot and walk across the Hannaford's parking lot and then across the additional roadway so this is much safer.

Dave P: I get it but that is existing.

Matt: Channelization is not a practical thing here, the building already exists. The current tenants work together with the parking. There will be an area designated for the dance studio.

Dave P: I do think you need some sort of a channelization for the safety of the children.

Brad: Your yield may be 75% at best, if you are short on parking and there is no delineation you may want to organize somehow, you have children here, maybe a sidewalk for them.

Matt: The garage here will get maybe 8 cars in and out all day.

Brad: Maybe in some places you want to do something and some places you don't but to not do anything at all may not be to your benefit. It may be much nicer for your clients.

The Board discussed traffic flow and channelization, planting of some bushes or trees and separate parking for the dancing school.

Andy L: Would it be possible to delineate the parking or some curbing for the dancing school?

Matt: It will be delineated, there will be a sign saying dance studio parking.

The Board continued discussion about the parking and times of day that Crossfit patrons use the lot and how they figured out the parking. Matt spoke about his intention to redo the roof and paint the building.

Dave P: I think our main concern is the traffic flow and if that can be channelized or delineated that would be helpful.

Andy L: Are there any handicapped parking spaces?

Dave B: That would be shown with signage and the second floor will not be accessible.

Peter: Is that not an issue.

Dave B: There is not a court in the land that would support an elevator, the court would consider that an unreasonable burden.

Dave T: For future use, parking on the Rail Trail and a connection to the second floor is something that Matt would like to do in the future.

Bill: Will this building will be air conditioned?

Matt: It will be. The condensers will be out back on the ground, there will be five small units.

The Board anticipates SEQRA review and setting the public hearing next week for next month.

Highland Self-Storage, 3663-3667 Route 9W, SBL#95.2-2-34.100, in GB zone.

The applicant proposes to construct 89,300 square feet of self-storage units with a 37,100 square foot footprint. The proposal includes a phasing plan, with Building 2 commencing construction upon 75% occupancy in Building 1. The two tax parcels will be consolidated to create one new 8.63 acre lot.

Patti Brooks of Brooks & Brooks Land Surveyors and Andrew Willingham of Willingham Engineering, the applicant's representatives, were present for the meeting.

The Board reviewed maps dated 4/11/16.

Patti B: This use is permitted in the GB zone under warehouse. This plan includes a phasing plan. The individual units will vary in size based on the market analysis for this area. Building #1 will not exceed 350 units and Building #2, which is to be three stories in height, will not exceed 500 units. We are able to get a 3 story building, because of the topography, while maintaining the maximum building height of 35 feet.

The Board reviewed two different plan proposals of what the building will look like.

Patti: We are looking for feedback from the Board on colors. The applicant is looking to go with a Hudson Valley apple theme.

The Board discussed colors agreeing that they would prefer more earth toned colors.

Additional details regarding the buildings: The units will not be air conditioned, the hours of operation are 8:00am to 6:00pm 7 days a week but they will not have an apartment on site for someone to live there all of the time, an office manager will live locally if needed, and a lock box will be provided. This site will be open to clients 24hrs daily with a locked key pad. To date there has been no discussion on an elevator being installed.

The Board reviewed a lighting plan and a landscaping plan and spoke about the ingress and egress. They also reviewed sign details. There is a flagpole out front and a monument sign proposed. There is no interior lighting proposed on the monument sign but it will have shielded up lighting amongst landscaping. They would like to have a backlit building sign; this will be in the gable area.

Brad: Commercially this seems like an ideal site, putting aside the aesthetics it is very visible, it advertises itself, they will have a lot of road frontage there it is well laid out, so commercially it seems to fit.

Patti: They had done a retail layout of this site and because of the topography and the parking that is required for retail; it just really was not conducive to this site.

The Board discussed the slope that would be going around the building.

Andy W: The first driveway as you come in is at 7%, which is the least steep. The one around the end is at either 8% or 10%.

Carl: The roadway in between the two buildings is that one way? How wide is it?

Andy: That will be 24 feet and two ways. This will be a little bit steeper at 12%.

Bill: Small signage may be needed to direct people how to unload here.

Patti: I have not seen an interior floor plan but I do know that they are planning a central hallway and they will have electricity inside but my understanding is that the units will not be heated although the hallways may be. We talked to Central Hudson and the gas line is across Route 9W and you are looking at about \$30,000.00 to bring it across so for the time being they will probably go with propane or electric.

Andy: In terms of site work, I know they will be building Building #1, will they be building all of the roads and everything so that all they would have left to do is build Building #2?

Patti: I think they are planning on doing all of the site grading leaving that as just a pad and not necessarily building out the roads or the building. But this is one of the questions we have for the Board and for you and for how you need to see it done.

Andy: I would recommend not building the entire pavement so that if for whatever reason it does not get built you don't have this big gravel area.

Patti: It can be graded in advance so that all of the storm water drainage is working correctly.

Patti informed the Board that she spoke with the Water Department and the water ends right in front of the property. The applicant will be responsible for extending the main southerly to the boundary line, though the existing house is serviced by an individual well. There is sewer in front of the property now I do not know if the existing house is hooked up to the sewer system now.

Andy: They will have to extend the water district. They are in the sewer district but are not in the current water district.

Bill: Will there be electric in the individual units?

Dave B: I was assured that there would be no power so that work cannot be done from or no one can live in there. The hallway will be lit. My understanding is no outlets.

Dave B: I encourage the Board to go over to 9W south coming from Poughkeepsie. As you get off the bridge this will be the first thing you see from Poughkeepsie so you want to get the aesthetics right.

Peter: The north end of the larger building is literally the first thing you will see.

Andy W: We have a landscaping plan. The applicant kept saying do not be shy with the landscaping.

The Board would like to see some new earth tone color samples.

Andy L: The code only requires three parking spaces for storage. You are showing eight. My question is in the office are you planning on selling any packing materials, boxes for example? Also the location of the 4 extra spaces along the 9W side may be used somewhere else as pervious maybe gravel space for parking.

Patti: The applicant has several of these throughout the U.S. we are being told. We know that the code only requires 3 parking spaces but he felt that if he maxed out at 850 units, 8 parking spaces may be more appropriate for that many units. The location of the parking is before the entry gate so that people could park in this area. We were hoping that the landscaping plan would soften up this area, 8 parking spots is not the biggest parking area in the scope of things.

Dave B: Any intent to store motor vehicles?

Patti: I do not think so but we could make that a prohibition. No outdoor storage.

Peter: What about storing vehicles in the storage unit?

Dave B: That would be forbidden by Building Code, I will check the Building Code.

Andy L: I took a look at this plan briefly today and one thing that we are still waiting on is the SWPPP.

The Board would like to see on the map where the lights are going to be placed and if there are any motion detectors.

The façade and landscaping are satisfactory with the Board, but they would like to review some color samples. The Board anticipates engineering updates.

Hudson Summit LLC, 52 Mayer Dr., SBL#95.12-2-7, in R ½ & R1 zone.

The applicant would like a three lot subdivision. Two of the lots are for single family homes and the third lot the applicant would like to be dedicated to the Town.

Barry Kohn, the applicant, was present for the meeting.

The Board reviewed maps of the proposed subdivision.

Larry: I am not sure that the Town wants this lot; we went through this a few years ago.

Barry: We have an agreement with the Town that the lot with the pond will be dedicated to the Town.

Fred: If this lot goes to the Town does the Town incur any costs?

Dave B: Yes. Part of the regular maintenance that goes along with a storm water pond is the mowing of the grass around it, the removal of wood brush, making sure the sediment does not fill and is removed.

Barry: The pond was put in about 2005. This was supposed to be a six lot subdivision but the codes had changed over the years. We spent over \$500,000.00 to construct this pond, it was not on the original drawings, and it had to be done so we did it. The understanding was that once the engineers signed off on it the Town would take it.

Carl suggested splitting this into two lots each one with a pond saying that many people would like to have a pond in the back of their property.

Dave B. informed the Board that there is an enforceable agreement under which the Town has to take the pond in lieu of the infrastructure that Barry had done including the water tower.

Andy L: The only issue I see is here on Lot #2 there is a pipe cutting across the corner of the lot. If the Town is going to be responsible we will need an easement.

The applicant will revise the map.

The Board anticipates a negative declaration and setting the public hearing next week for the month of May.

Decker, Jason, 3 Commercial Ave, SBL#88.69-10-20, in CB zone.

The applicant would like a special use permit to include a beauty enhancement business into his home. This is classified as Home Occupation I.

Mrs. & Mr. Decker were present for the meeting.

Mrs. Decker informed the Board that she has been in this business for over 25 years and already has a clientele. She is not trying to make a big thing over this or looking to make her home look like a commercial building. There will be no walk ins this will be by appointment only. She may have a small 8"x8" sign.

The Board discussed parking; there is parking down their driveway and there is an extra space right in front of the house. The hours of operation would be between 9:00am and 7:00pm Mon. thru Sat. by appointment only.

The Board questioned the sketched plan but it is acceptable being a class 1 home occupation.

The Board anticipates a negative declaration and setting the public hearing next week for the month of May.

Administrative Business

Dave P. informed the Board that at the Town Board meeting they approved the Zoning changes for the Ludwig property on Rt. 299 and New Paltz Rd, it went from DB to GB and The New Village View Assisted Living on

Grove Street, which went from CB to R ¼ . On May 18th the Town Board will be holding the public hearing on the PRD (Planned Residential District).

Solar Discussion

The Town Board has set a public hearing date, May 18, 2016, to establish a moratorium on approvals for and installation of commercial solar panels, equipment and structures within the Town.

Peter, Dave B. and Bill will work on Commercial Solar Language for the Town Code Book.

Bill suggested using familiar calculations such as square footage for the purpose of measurement.

The Board discussed the visual issues that, large quantities of solar panels will have on local residents and how to properly provide screening buffers.

The Board is not looking to make any changes to the current residential solar code except possibly add some guidelines between roof mounted and ground mounted panels.

The Board received a letter submitted by The Rosinskis, property owners of 1 Meadow Street, regarding the zone change of The New Village View Assisted Living located at 1 Grove Street. This will be considered when the application comes before the Planning Board again. The Board will have an open meeting with the public before the public hearing to get their initial comments.

Jeff Palladino, on behalf of the Town Board, thanked the Planning Board for the work they have done on the PRD zoning code.

A **Motion** to adjourn was made by Peter Brooks, seconded by Carl DiLorenzo. All ayes. 7:45pm