



PLANNING BOARD MINUTES

October 21, 2025

C. Howard Post, Chair, opened the meeting at 7:34 p.m. Pledge

Present: C. Howard Post (Chair), Carole Furman (Vice Chair), Mike Tiano, Bob Hlavaty, Al Rizzzi and Gina Kiniry.

Also Present: Adriana Beltrani (Town Planner, NPV).

Absent: Kevin Brady and Brandon Schiller (alternate).

The draft minutes of the September 16, 2025 Planning Board meeting were reviewed. A motion was made by Furman, seconded by Tiano, to approve. Board vote: Post-Aye, Furman-Aye, Tiano-Aye, Hlavaty-Aye, Rizzzi-Aye, Kiniry-Aye. Motion carried.

PUBLIC HEARINGS

1. Major Subdivision (8-Lot), Damian Repucci/The Homes at Witt's Pond, 224 Blue Mountain Road.

Presented by Darrin Elsom & Andrew Horlock, Kaaterskill Associates. The applicant is proposing an 8-lot subdivision with less than 7-acres of proposed disturbance. A Stormwater Pollution Prevention Plan (SWPPP) is required and the applicant's engineers have been working with the Town Engineer. Wetland delineation completed and permits have been submitted to NYSDEC and Army Corp. of Engineers. Each proposed parcel will have a well and septic on-site. There is an easement proposed to cross over adjoining land to access the subdivision and private rural road standards will be followed. There is currently an existing single family residence (SFR), which will be subdivided into its own parcel during this process, the remaining 7 lots are proposed for SFR as well.

Post opened the public hearing at 7:39pm. Public comments:

- Pat Zimmer, 228 Blue Mountain Road - is there a lot line revision proposed between 228, 226 and 224 Blue Mountain Road? Elsom-no lot line revision proposed but an easement for access. Zimmer-why not tap into the municipal water line that runs through that property instead of drilling new wells? The underground aquifer will be impacted, what if there is a negative impact what will the applicant do to remedy that? Concern when drilling the well they hit a vein for sulfur and that in turn affects all surrounding wells. What is done for those properties that will now have sulfur water. Elsom-the proposed subdivision is low impact for a 42-acre parcel. The location of the water line that runs through the property is not favorable to some of the proposed lots due to topography. Zimmer-will the SFR be used for short term rentals? SFR only? Elsom-originally we proposed SFR but the Planning Board suggested allowing 2-family homes and accessory dwelling units due to the housing crises in the area. The applicant agreed.
- Barbara Benjamin, 5 Willow Lane - has each parcel been checked to make sure a septic can be installed? How will access be provided to the back lots? Elsom-yes studies have been done for septic locations. Access will be via the ROW through 226.
- Evelyn Peters, 101 Sila Drive - the applicant is proposing the installation of 7 additional wells which will impact the surrounding neighbors' water pressure. Why can't they use the water pipeline that runs through the property? Have been living here for 37-years and if they drill into a vein that affects our wells they can create issues for all of us living there. Elsom-will propose separate wells with no

attachment to the water pipeline that runs through the parcel. Peters-we have had drought conditions in the past few years. How can you ensure that the additional wells will not burden ours? Elsom-seven wells are not significant for the size of the parcel in acreage.

Post-we will keep this public hearing open as the Planning Board does need to further review SEQR prior to the closing. Additional comments can be heard at the November 18, 2025 meeting.

Elsom-received the Ulster County Planning Board comments. Tiano-deed restrictions regarding additional future units? Elsom-we originally had that in the HOA language but at the suggestion of the NPV review memo in regards to the local housing crisis we did update to allow 2-family structures and accessory dwelling units. Beltrani-just to make a note of it, well and septic systems that will be installed are based on bedrooms not structure types. Beltrani-the UCPB comment regarding the turnoffs proposed within the wetlands, are they located within that area? Elsom-no they are not within the wetlands.

2. Site Plan Amendment, Middle Way School, 268 & 266 West Saugerties Road. Presented by Jeff Hogan, Preatorius & Conrad, P.C. Also present representing Middle Way School: Grace Ann Louis (Head of School) and David Boylan (Buildings and Grounds Manager). Using existing structures of the adjacent lot the school is acquiring and repurposing. The quonset hut will be used for recreational space. The proposed amended site plan includes 26 additional permanent parking spaces on 266. Overflow parking plan is being updated to provide 125 temporary parking spaces in total on site for functions. T-turnaround is proposed on 266 for fire apparatus.

Post opened the public hearing at 8:04pm. Public Comments:

- Tina Warns, 260 West Saugerties Road - the school is noisy and traffic is out of control. Almost hit getting the mail because of speeding on Blue Mountain Road. The speed limit is 30 mph but most go 40-60 mph. Should not be a school in that location, it is a rural residential neighborhood. With the additional required usage with the additional structures will a sewage plant be proposed? New well? Hogan-no, there is an in ground septic that is sufficient for the proposed use. Approved for 1,400 gallons per day and the sewer system is designed in accordance with the Department of Health requirements. Currently using 400 gallons per day. No new wells will be drilled. Louis-the facility does not have showers and is not open on the weekends so that cuts down on the required actual usage. Warrens-there are pests on my property because of the location of the dumpster. Have never had a pest issue. The bus traffic is dangerous. The applicant will just keep expanding, one after another. Traffic is very concerning, children walking on West Saugerties Road. Hogan-the school can discuss a flashing sign with speed. Post-may want to approach the County with this concern.
- Harry Vickory, 262 West Saugerties Road - the entrance road is 30' from my house and is barely wide enough to allow two cars to pass. My well has turned into sulfur water since the school has acquired the property. The speed bumps that they have installed rattle my house. The garbage truck picks up at 4:30am and is loud. The children are loud and so are the vehicles that go in and out of the facility all day. Traffic is ridiculous. The well concerns bother me and the driveway. Fence along the property line. The property line is in the middle of the stone wall. A fence may reduce noise in the house. Hogan-part of the acquiring of the second lot is to have the space to move the students inside for recreational activities more. Louis-currently we have 79 students and 25 employees. The additional property will allow space for students inside that we do not have currently.
- Jack Warns, 260 West Saugerties Road - we had a tree in our front yard that we removed for the applicant so that they could get approval for the school entrance from Ulster County DPW. The traffic is so out of control now. I am not against progress but the traffic is dangerous. This is not where a school should be located. Concerns that expansion will increase already large concerns.
- Eileen Killcommons, 5 Riverbend Road - the school allows parking along Kate Yaeger Road during events, which is very dangerous. It does not seem like there is enough property to address parking. There will be an addition of more students which means more parents parking as well. Louis-that is the reason the school is acquiring the additional parcel. This will create additional permanent parking and

create overflow parking for events that will all be located on-site. We currently have been breaking events up into two separate times because of the lack of parking. Acquiring the additional parcel will allow us to have our events all at one time. Boylan-the overflow parking has been created to allow for that. Hogan-there are 24 permanent spots behind the school and 26 additional permanent parking spaces proposed in the front of the school. The overflow parking plan creates 125 spaces for events.

- Dan Clark, 11 Cobble Creek Road - is a variance required? Additional parking will create additional headlights that will shine into private home windows. Landscaping concerns. Requesting additional landscaping to shield the headlights as they circulate the property. Staggering coniferous trees is requested. Hogan-employee parking is proposed on the side of the property bordering Cobble Creek Road. No variance is required. Clark-there is a hot tub in the back of the home, would like some privacy from the school and the additional traffic that will be circulating. You are taking a residential parcel and making it commercial now with more traffic looking into adjacent properties. Do not want the dumpster moved to the northeast side of the property that abuts our property. This is a residential neighborhood.
- Elizabeth Krisjanis, 23 Cobble Creek Road - the quaza hut has been used for storage only and now you propose to move children's recreation into that building. That will create significant noise where there once was none. The impact is concerning.
- Steve & Annette Zwickler (via email), 41 Cobble Creek Road - concerns regarding privacy of our property. Children play in the area behind the property and what will stop them from wandering on to our property. Email was sent to Jeff Hogan to address.
- Lori Jackowitz, 247 West Saugerties Road - will the school eventually be expanding to 12 grades? The end of the driveway concerns as it is not big enough for two cars to pass, narrow opening. Louis-no, maybe to 8th grade at some point but not beyond. Hogan-the entrance is the standard 24' wide.

Post-the Planning Board gathers the information presented at the public hearing and uses it when reviewing the application. Hogan-the use is permitted by right with a special use permit, which the applicant already has. Boyland-we can add signage along the edge of the property to let students know where the property of the school ends. We are not expanding the number of students. We are operating under the same Special Use Permit that was approved by the Planning Board previously. Hogan-we can discuss moving the dumpsters to another location to help with noise.

Post-any additional comments from the public? None. A motion was made by Hlavaty, seconded by Kiniry, to close the public hearing. Board vote: Post-Aye, Furman-Aye, Tiano-Aye, Hlavaty-Aye, Riozzi-Aye, Kiniry-Aye. Motion carried.

Beltrani-the applicant may consider moving the dumpster to a location that is more internal to the site and away from adjacent properties. Boylan-we can also contact the garbage company to see if we can change the pick up time or change the company to accommodate a time change. Beltrani-the applicant should also consider the potential of a fence installation. The SUP states that there is a maximum of 130 students allowed to be enrolled at any one time. These items are not being addressed with this amendment. The applicant will have some time to address the public comments.

OLD BUSINESS

1. Site Plan, 595 Glasco Turnpike/Md Hossain, 595 Glasco Turnpike. Presented by Kristina Dousharm and Zak Hall, Kristina Dousharm Architecture. Dousharm-to address comments from the Planner's review memo and the UCPB. The applicant does not intend to modify the entrance. Municipal water and sewer have already been connected to the site. The pathway currently proposed is stone dust.

Beltrani-you will need to provide the Board with an approval letter from the municipal water/sewer department for the connection. The pathway does need to be ADA compliant. That will be up to the Building Department to

determine what that consists of. This is a Type II action under SEQR and no further review is required. Ulster County Planning Board modifications have been addressed by the Board:

- Access and Parking- The applicant is not altering the existing curb cuts, and has coordinated with the Ulster County Department of Public Works as demonstrated through correspondence with Adam Deitz, dated July 21, 2025. The Planning Board has reviewed the required parking against the zoning code and determined they comply;
- Signage- no new signage is proposed and if desired will require a separate permit from the building department,
- Lighting- Only outdoor wall mounted lighting is proposed as shown on site plans, and a specification is provided for the same which demonstrates full cutoff, dark sky compliant fixtures are proposed. There are no requirements in the Town of Saugerties code that lighting be LED. The Planning Board further waived the site plan checklist element for a photometric plan;
- Sustainability- Electric vehicle charging stations are not required for the commercial space pursuant to the code and the applicant does not have the funds to install one at this time, further, the applicant will meet the requirements of all applicable building and energy codes prior to the receipt of a certificate of occupancy.

A motion was made by Hlavaty, seconded by Rizozzi, to override the comments of Ulster County Planning Board and grant site plan approval conditioned upon the following prior to the signing of final site plans by the Planning Board:

- Letters of approval regarding the safe and appropriate connection to municipal water/sewer;
- As built plans of the sewer and water connections to be provided to the Town Engineer and Building Department;
- Plans and specifications showing ramps and crushed stone specifications which meet ADA access requirements, at a level of detail deemed appropriate by the building department to issue building permits;

Board vote: Post-Aye, Furman-Aye, Tiano-Aye, Hlavaty-Aye, Rizozzi-Aye, Kiniry-Aye. Motion carried.

2. Major Subdivision (9-Lot), Solo Holidays, LLC, Cottontail Road/Route 212. Presented by Khattar Elmassalemah, Praetorius & Conrad, P.C. The applicant was before the board in August with an 8-lot subdivision proposal. NYSDEC wetland determination has been received and a 100' buffer is not required. After discussions with neighbors and their concerns with access from Cottontail Lane the applicant has decided to access the development via Route 212. Water tends to pool in that area of Cottontail Lane naturally. After some reengineering to use the new layout and eliminating access via Cottontail Lane, the applicant has created a 9-lot subdivision instead of the previously proposed 8-lot layout. Access follows the grade. Engineering is being developed for stormwater areas. 2/10 of an acre of disturbance is required to cross wetlands for the access from Route 212 which will require area for mitigation. Sent to the Town Engineer for a preliminary review of the new proposed layout, which he had not initial concerns at first glance. Sent to the Centerville Fire Department at well. A private rural road is proposed with no intention of turning over to the town. Beltrani-the Board will need an updated EAF to reflect the new layout. Elmassalemah-the proposed area of disturbance in total will be around 7 acres. Would like to move forward and open a public hearing next month, knowing that it most likely will be kept open until December. Beltrani-this is an Unlisted Action under SEQR and the Planning Board can open the public hearing but it can not be closed until a Negative Declaration is adopted.

A motion was made by Kiniry, seconded by Rizozzi, to declare this an Unlisted Action under SEQR and set the public hearing for the November 18, 2025 monthly meeting. Board vote: Post-Aye, Furman-Aye, Tiano-Aye, Hlavaty-Aye, Rizozzi-Aye, Kiniry-Aye. Motion carried.

PRE-HEARING CONFERENCE

1. Site Plan/SUP, Samantha & Mark Tiano, Old Stage Road. Presented by the owners. The applicants are proposing a small wellness studio for up to 10 clients at a time. The project includes a studio and three separate cottage retreats for overnight accommodations. The parcel is 15 acres and located off Old Stage Road. The applicants live across the road. Currently the parcel is heavily forested and would like to keep as much of that natural vegetation as possible. The studio will offer strength training on one side and wellness workshop space on the other side, approximately 2,000 square feet in total. Cottages are proposed to be about 480 square feet and include a bedroom, bathroom, small kitchenette and living space. Due to the topography from Old Stage Road it would be a steep grade to access. There is a shelf area that is where the development is proposed. The cottages are proposed to the north side of the studio. Two septic systems are proposed, one for the studio and one for the cottages to share. Parking was calculated based on the number of clients and guests, coming to 15 parking spaces. There are 10 spaces for the Studio, 1 per cottage and 2 staff. Do not want to over develop the parcel. Two lanes are proposed at entrance/exit and by the parking area. Beltrani-referencing the newly adopted lodging and events regulations this would fall under a “rural resort”. However, the minimum lot size for such a use is 50 acres. The applicant would be required to apply to the Zoning Board of Appeals for a 35 acre bulk area variance. The ZBA and Planning Board would review SEQR at the same time. The Planning Board would serve as lead agency for the review process and refer to the ZBA for the bulk area variance. ZBA will not be able to grant the variance until the negative declaration is approved by the Planning Board. The Planning Board can declare this as an Unlisted Action at this time and circulate the “Notice of Intent” to Serve as Lead Agency (NOI). This would be a coordinated review with the ZBA.

A motion was made by Rizzoli, seconded by Hlavaty, to declare this an Unlisted Action under SEQR and circulate the NOI. Board vote: Post-Aye, Furman-Aye, Tiano-Aye, Hlavaty-Aye, Rizzoli-Aye, Kiniry-Aye. Motion carried.

Tiano-the fire department will have concerns with the access to the back building. Access requirements will need to be addressed for the fire department to ensure access in the event of an emergency. Furman-are the cottages ADA compliant? Looking into solar options could be a good idea. Tiano-we do not want to overlight the property, just use what is necessary for safety. Pathway lighting, possibly solar. Solar may not be the best option because of the tree coverage. Heavily wooded area except for the proposed driveway area. Like to keep pathways to cottages as natural as possible.

A motion was made by Hlavaty, seconded by Furman, to refer the applicant to the ZBA for a 35 acre bulk area variance. Board vote: Post-Aye, Furman-Aye, Tiano-Aye, Hlavaty-Aye, Rizzoli-Aye, Kiniry-Aye. Motion carried.

2. Lot Line Revision, John Mullen/Henry Property Management LLC, 184/176/225 Cold Bank Road.

Presented by Joe Mihm, applicant's engineer. The applicant is proposing to adjust existing lot lines to allow direct access from the parcel they currently live on to a parcel located to the northwest (SBL #16.2-1-28) increasing it from 3.7 acres to 5 acres. Currently there is a woods road that passes through the parcel with SBL #16.2-1-13.110. The applicant is also proposing a lot line revision between his land and his son's land. After the revisions Lot 13.210 will be 9.4 acres and Lot 13.110 will increase from 4 acres to 5.8 acres. Allowing the 50' ROW to be included within the son's lot and brought to Cold Bank Road. Private road maintenance agreement for the private rural road is being updated. Easement is existing. Beltrani-only comment is that Sensitive Area Overlay requirements will need to be added to the zoning table on the final plat.

A motion was made by Tiano, seconded by Rizzoli, to approve the lot line revisions with the condition that SA requirements be added to the zoning table of the final plat for signatures. Board vote: Post-Aye, Furman-Aye, Tiano-Aye, Hlavaty-Aye, Rizzoli-Aye, Kiniry-Aye. Motion carried.

3. Site Plan (Restaurant), Michael Perisco, 2769 Route 32. Presented by Khattar Elmassalemah, Praetorius & Conrad, P.C. The applicant is proposing to open a restaurant in the historic Wynkoop House. Lockwood

Architecture has been obtained for the architectural design of the addition that is proposed. The basic concept has been submitted. Proposing a 60 seat restaurant. Improvements have been made to the site throughout the years. There is an agreement that the applicant's lawyer is looking into regarding a 50' ROW for the hotel located to the west of the site, giving them direct access to Route 32. The applicant is proposing to hook into the municipal water/sewer that goes to the hotel. Would like to start the historical review, as required.

Beltrani-this is a Type II Action under SEQR. The terms of the ROW will need to be determined to see what layout for the parking and access works best. Fire Department to be contacted for emergency access comments. A certificate of appropriateness is required from the Historic Preservation Commission (HPC).

A motion was made by Furman, seconded by Hlavaty, to refer to the HPC to start the review process. Board vote: Post-Aye, Furman-Aye, Tiano-Aye, Hlavaty-Aye, Rizzoli-Aye, Kiniry-Aye. Motion carried.

ADDITIONAL ITEMS

- 1. Site Plan/SUP (Residential Campground), Barbar & John Farcher, 1110 Joseph's Blvd.** The applicant put the wrong day of the week on the public hearing notices. Neighbors that wanted to speak at the public hearing therefore have requested that the public hearing be re-opened. A motion was made by Furman, seconded by Hlavaty, to re-open the public hearing at the November 18, 2025 monthly meeting. Board vote: Post-Aye, Furman-Aye, Tiano-Aye, Hlavaty-Aye, Rizzoli-Aye, Kiniry-Aye. Motion carried.
- 2. Site Plan, George Moffly/Houndtooth LLC, 1122 Main Street (Malden).** The applicant is requesting an extension to apply for the building permits on an approved site plan. A motion was made by Furman, seconded by Rizzoli, to approve a 6-month extension. Board vote: Post-Aye, Furman-Aye, Tiano-Aye, Hlavaty-Aye, Rizzoli-Aye, Kiniry-Aye. Motion carried.
- 3. Amended Minutes - August 19, 2025 Planning Board Meeting.** The minutes have been amended to include a petition that was submitted by George Beisel against the Cellco d/b/a Verizon Wireless site plan located at 417 Washington Ave. Ext. A motion was made by Tiano, seconded by Kiniry, to approve the amendment August 19, 2025 planning board meeting minutes. Board vote: Post-Aye, Furman-Aye, Tiano-Aye, Hlavaty-Aye, Rizzoli-Aye, Kiniry-Aye. Motion carried.
- 4. Spectrum Equipment Cabinet - 4 High Street.** The Town Planning Board has been informed that Spectrum would like to install an equipment cabinet adjacent to their telecommunications tower located at 4 High Street. An email was sent to the Town Planning Board Attorney to see who has the responsibility to review this proposed site plan amendment as 4 High Street is located within the Village of Saugerties. The Town Planning Board does not have review jurisdiction over parcels located within the Village. The Board will await a response from the Town Planning Board attorney to see who has jurisdiction.

ADJOURNMENT

Since there was no further business to discuss, a motion was made by Kiniry, seconded by Hlavaty, to adjourn the meeting. Board vote: Post-Aye, Furman-Aye, Tiano-Aye, Hlavaty-Aye, Rizzoli-Aye, Kiniry-Aye. Motion carried. The meeting was closed at 10:11 pm.

Respectfully Submitted by,

Becky Bertorelli
Planning Board Secretary