



PLANNING BOARD MINUTES December 16, 2025

C. Howard Post, Chair, opened the meeting at 7:33 p.m. Pledge

Present: C. Howard Post (Chair), Mike Tiano, Bob Hlavaty, Kevin Brady and Gina Kiniry.

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

Absent: Carole Furman (Vice Chair), Al Riozzi and Brandon Schiller (alternate).

The draft minutes of the November 18, 2025 Planning Board meeting were reviewed. A motion was made by Tiano, seconded by Kiniry, to approve. Board vote: Post-Aye, Tiano-Aye, Hlavaty-Aye, Brady-Aye, Kiniry-Aye. Motion carried.

PUBLIC HEARINGS

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

Darrin Elsom, P.E. presented for the applicant. The public hearing was held open from the November 18, 2025 monthly meeting. Elsom-have discussed hooking into the water line for some of the home sites and the applicant would like to leave that option and the option to drill their own well up to the buyer of the parcel. The applicant wishes to sell each parcel to a private homeowner to build their own single family residence. No interference with existing wells. Set up a phone meeting with Paul Larios from the Town's Engineering firm to discuss their comments on the SWPPP as proposed, tomorrow. Post-the Planning Board will have to keep the public hearing open until a SEQR determination can be made.

Post requested public comments:

- Evelyn & Kirk Peters, 101 Sila Drive - does the applicant have the Board of Health approvals yet? Elsom-not yet, but has submitted the information to the Health Department for all proposed wells and septic. Will the applicant just be selling the lots as is? Elsom-yes. Beltrani-the Planning Board requires the applicant to demonstrate that each lot is buildable and accessible but the applicant/buyer will be responsible for supplying the Building Department with all the necessary information to build. Peters-concerns with the water pressure being effected and when the wells are drilled they will pull from the existing wells. Consider the ability of wonders to attach to the municipal water/sewer.
- Pat Zimmer-228 Blue Mountain Road - can the Planning Board require the owners of the parcels with access to public water to use it? Post-not sure the Board can legally require that. Beltrani-there would have to be a need to make that a requirement, like the water quality of drilling a well is not ok. Elsom-the Planning Board will be reviewing the impact the additional wells will have on the surrounding area for the overall project when reviewing SEQR. Zimmer-there is the possibility of having more than one well on each parcel? Beltrani-the applicant is demonstrating one well and septic and the size will be determined for a SFR. Zimmer-why is the applicant allowing accessory dwelling units? Elsom-the applicant did not want to allow that in the original HOA. Post-the Ulster County Planning Board recommended the ability for the homeowners to have the ability to construct ADUs on their property because of the housing crisis in the area. The applicant complied.

Tiano-would the applicant be willing to install one fire hydrant in the subdivision? This would make it easier for the fire department to fight a fire should it occur. Elsom-will discuss when we have the conversation with the Town Engineer. Post-we will keep this public hearing open until the January 20, 2026 monthly meeting.

OLD BUSINESS

1. Site Plan Amendment, Saugerties Self Storage/Derek Winnie, 998 Kings Highway. Presented by Derek Winnie. This application was previously submitted back in 2024 and an updated proposed site plan has now been submitted to include the addition of 9 self storage buildings. Looking to develop the remainder of the property, which currently has three self storage buildings. A SWPPP has been prepared by Rothe Engineering and submitted to the Town Engineer for initial review. There is no electric, sewer or water proposed to any of the structures. Beltrani-the applicant should separate the site plan from the stormwater and grading plan to ensure that limits of disturbance and property lines are easily visible to the Planning Board. Winnie-the SWPPP that was submitted was prepared for the entire 6-acres of the parcel. Rothe can add the North arrow and separate the site plan from the grading/stormwater plan. Beltrani-accurate measurements will need to be demonstrated. Winnie-in response to comments in the Town Planner's memo; no dumpster is proposed on-site, the proposed sign to the north will match the existing sign located at the southern entrance of the site. Looking at two different solar lights; 3,000k without cover and 4,000k with a shield. Post-the 4,000k is too bright, would prefer finding a light fixture that is 3,000k with a shield. Winnie-no additional clearing is proposed. Landscaping that is currently proposed on the site plan in the north entrance can be removed from the median. Beltrani-remember when removing landscaping that there is an overall landscaping requirement in site plan review. 20% of the property will need to remain pervious. This will need to be included and demonstrated on the site plan. Winnie-24% of pervious area is currently proposed. Parking for each unit will be located directly in front of the unit. Beltrani-there are two buildings with tall bay doors, what type of storage will be in those buildings? Winnie-motor homes/boats/cars/trailers. Beltrani-if that is what is proposed there are additional items the Board will have to consider when storing those items. There will need to be a wider distance between buildings to allow for the access in and out of the storage unit. Winnie-the distance proposed is 30'-35' wide between buildings. The two buildings on the end are the two that will allow for storage of boats/motorhomes/rvs/cars/trailers. There will be no office on-site. No temperature controlled buildings/units. Direct access to each unit will be via the bay door. No disturbance is proposed over boundary lines. Grading is proposed within the easement with CSX. Will use fill to grade within the CSX easement. Beltrani-what is the degree to which grading in that area is necessary for the SWPPP. Should CSX have to access that easement, what is their responsibility for regrading, what are the implications. The SWPPP needs to address the easement. Brady-will you be paving into that easement? Winnie-no, approximately 30' away from that easement to the paved area. Beltrani-need to demonstrate where asphalt is on the plan. Show the proposed plan to the Fire Department for review and comment.

Beltrani-this is an Unlisted Action under SEQR. Received an updated SEAF Part I. The NOI can be circulated when the updated SEAF Part I. The applicant will have to submit to the CRIS system. Winnie-Rothe has already done that. Beltrani-flagged for NYSDEC wetlands. The applicant will have to submit a jurisdictional determination to NYSDEC. UCPB referral is required and UCDPW referral is required. Winnie-we have already received a letter from the UCDPW, copy to be supplied for the file.

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

PRE-HEARING CONFERENCE

1. Site Plan The Buzzing Bee/Conchi Perez & Ivan Blas, 1447 Route 212. Presented by Diego Celaya, Architecture & Construction, PLLC. The applicant is proposing to reuse an existing vacant building, 40' x 40', located on the property north of Rothe Welding for a local retail shop with local products. Hours are proposed to be M-F 8am-5pm, closed Saturday and open Sunday 9am-4pm. Potential employees as needed with growth. Proposing 10 parking spots with rubber or concrete parking bumpers. The gravel area will be for seating with flower pots and black picnic tables. No lighting is proposed as of now but would be dark sky compliant or dimmable and shield. A chain link fence is existing and separates the area from the remaining area of the parcel that the owner uses for mulch storage. Beltrani-will have to specify what bulk materials are in that area and may want to talk to the building inspector about the separate land use. What else will be happening on-site. Blas-we

do not know what the owner plans to do with the remaining area of the parcel, how do we define that? Celaya-the owner did have a site plan approved back in 2016. Beltrani-will there be a kitchen? Bathroom? Blas-no kitchen, no food will be prepared on-site. The bathroom will be staff only. Post-how far is the gate to the road? Celaya-about 50' to 60' to the road.

Beltrani-this is a Type II action under SEQR. UCPB referral is not required. Post-a public hearing is not required and do not think it is necessary if no one on the Board thinks it is. All members agree no public hearing is necessary. Beltrani-the planters that are shown should be noted with landscaping. A note should be added where pea stone will be installed. What will be stored in the storage area will have to be indicated. Celaya-do not propose to add any plantings in the ground, just in the planters. There is grass around the blacktop area. Post-the Board will have to look into the other use on-site to see how it is classified.

ADDITIONAL ITEMS

1. BESS Discussion. The Board discussed the installation of battery storage facilities within the Town and the updated safety procedures outlined in the 2026 Fire Code. Brady-the concern with allowing such facilities, like solar facilities, is they consume a lot of land that could be used for development of businesses that offer employment to the area.

ADJOURNMENT

Since there was no further business to discuss, a motion was made by Hlavaty, seconded by Kiniry, to adjourn the meeting. Board vote: Post-Aye, Tiano-Aye, Hlavaty-Aye, Brady-Aye, Kiniry-Aye. Motion carried. The meeting was closed at 8:54 pm.

Respectfully Submitted by,

Becky Bertorelli
Planning Board Secretary