



PLANNING BOARD MINUTES January 20, 2026

C. Howard Post, Chair, opened the meeting at 7:30 p.m. Pledge

Present: C. Howard Post (Chair), Carole Furman (Vice Chair), Mike Tiano, Bob Hlavaty, Kevin Brady, Gina Kiniry and Brigid Walsh (Alternate).

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

Absent: Al Riozzi

Post welcomed Brigid Walsh to the Board as the new alternate and asked her to join the meeting in Albert Riozzi's absence.

The draft minutes of the December 16, 2025 Planning Board meeting were reviewed. A motion was made by Tiano, seconded by Hlavaty, to approve. Board vote: Post-Aye, Furman-Recuse, 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 December 16, 2025 monthly meeting. Elsom-the public hearing has been open for a few months as we await approval from the Town Engineer regarding stormwater management. A memo was received today, January 20, 2026, stating that pending minor revisions the most recent updated SWPPP submission that was reviewed is in compliance.

Post requested public comments:

- Kirk Peters, 101 Sila Drive - has the applicant changed anything in regards to tying into the village municipal water line? Elsom-we have wording in the deeds that allows the owner to do either, well or tying into the municipal water line. The impact of seven wells on a 40-acre parcel is not big. The applicant would like to leave the option up to the owner of the parcel to determine if they would like to do that. There are four parcels with direct access to the municipal water line and the remaining parcels would require easements. Peters-did the applicant received comments back from the Board of Health regarding Lot #1. Elsom-still awaiting comments.

Beltrani-at this time the Board can consider a negative declaration. NPV has prepared a Part III but it will have to be updated to include the most recent SWPPP review by the Town Engineer and add language from the positive Jurisdictional Determination that was received today, January 20, 2026. Part II has been adopted and the Part III narrative explains how to manage the items that are indicated in Part II and not create a significant impact on the lane. Will update to include the Jurisdictional Determination from the NYSDEC under the materials reviewed and date. At this point the Planning Board can consider adopting Part III Negative Declaration with the revisions as indicated. A motion was made by Hlavaty, seconded by Kiniry, to adopt the Part II Negative Declaration as revised. Board vote: Post-Aye, Furman-Aye, Tiano-Aye, Hlavaty-Aye, Brady-Aye, Kiniry-Aye, Walsh-Abstain. Motion carried.

A motion was made by Brady, seconded by Furman, to close the public hearing since there were no additional comments from the public. Board vote: Post-Aye, Furman-Aye, Tiano-Oppose, Hlavaty-Aye, Brady-Aye, Kiniry-Aye, Walsh-Abstain. Motion carried.

Beltrani-most comments from NPV and the Town Engineer have been addressed. The UCPB comments have been addressed as follows. The Planning Board has the right to waive the length of the Private Rural Road requirement based on the fire department's feedback that it is acceptable. A conservation subdivision is not required for subdivisions with less than 10 lots and the applicant has provided feedback regarding the possibility which was reviewed and considered by the Planning Board. The board is comfortable with the subdivision as proposed. The Planning Board can approve a Preliminary Subdivision approval to allow the applicant to build or bond the road. The Board can issue a Final Subdivision approval once all conditions have been met so that the applicant can file and sell the lots. The SWPPP features requirements of the HOA and individual lot owners. The parcel owners will be required to receive Ulster County Department of Health approvals in order to build. Issuing a Preliminary Subdivision approval will require the applicant to come back within six months for the Final. NPV has drafted a Preliminary Approval resolution that was distributed to the Board members and applicant for review. Conditions have been noted within that resolution as follows:

1. Revisions to plan set and subdivision plat per Town Planner and Engineer comment letters dated January 2026;
2. A Long-Term Operation and Maintenance Plan, including for all stormwater facilities, to be reviewed and accepted by the Town Engineer and Town Planner;
3. Updated HOA documentation that reflects the amended subdivision and stormwater plans, to be reviewed and accepted by the Town Planner and Planning Board Attorney;
4. Filing with the Town Clerk a certified check or performance bond to cover the full cost of required improvements pursuant to §215-16 of the Town of Saugerties Subdivision Law;
5. Issuance of a NYS DEC Wetland disturbance permit;
6. Individual lot well and septic approval from Ulster County DOH;
7. Acceptance of the Private Rural Roadway Access and Maintenance agreements by the Town Attorney and Town Engineer;
8. Payment of all outstanding fees, including consultant review, emergency, and recreation fees

Tiano-did the applicant consider a fire hydrant? Elsom-we have contacted the Village to see if we can tie into the municipal line and they responded that they are not sure if the pressure is there but will let us know. Pursuing with the fire department as well to send additional information. If it works out it will show a fire hydrant on the final plat.

A motion was made by Hlavaty, seconded by Kiniry, to grant Preliminary Subdivision approval with the conditions as noted. Board vote: Post-Aye, Furman-Aye, Tiano-Aye, Hlavaty-Aye, Brady-Aye, Kiniry-Aye, Walsh-Abstain. Motion carried.

OLD BUSINESS

1. Site Plan Amendment, The Buzzing Bee/Conchi Perez & Ivan Blas, 1447 Route 212. Presented by Diego Celaya, Architecture & Construction, PLLC. The applicant was before the Planning Board last month and is looking to refurbish an existing building for a retail shop with local goods, flowers and gardening supplies. The applicant is renting the building and the area around the building. The owner of the parcel uses the other section of the parcel for mulch storage. The applicant has updated the site plan to include the food truck parking spot and dumpster. The food truck area will not be used right away but is more for future use. The space will be rented for use by an outside food truck operator and not operated by The Buzzing Bee. Blas-looking to host just one food truck. Post-so no events with multiple food trucks, correct? If so there would be concerns with parking. Blas-no just one food truck onsite at one time. Celaya-scope of work added as note to site plan. Furman-will there be cooking onsite? Is there an existing site? Is there a tent onsite? Celaya-no commercial

cooking within The Buzzing Bee. The “tent” is a storage structure that is existing onsite. It will be used for storage of gardening supplies for sale, like mulch and straw. The existing sign will be used for this business.

Beltrani-the entire site has to be looked at with this review as it does have an existing site plan for the storage and sale of mulch that has been approved for the owner of the parcel. We were able to review the previous site plan approval and this would be considered an amendment to the previously approved site plan. The site as a whole would be classified as “retail trade-garden supply and building materials”, which is permitted through site plan review in the HB zoning district. Is the arched structure temporary? Is it removed? Celaya-it is permanent and will not be removed. Beltrani-remove “temporary” from that structure then. Will also need to remove “not part of scope” on the remaining land as it is being reviewed as part of the whole site. A note will need to be added to indicate that only one food truck will be allowed on-site at any given time and they will be required to secure a Peddler’s Permit as required per Chapter 177 of the Town Code. Post-the food truck should be limited to operating only when the retail space is in operation.

A motion was made by Furman, seconded by Brady, to approve the site plan with the aforementioned conditions of removing the word “temporary” from the arched structure, removal of “not part of scope” and the note regarding the food truck being added. Board vote: Post-Aye, Furman-Aye, Tiano-Aye, Hlavaty-Aye, Brady-Aye, Kiniry-Aye, Walsh-Aye. Motion carried.

PRE-HEARING CONFERENCE

1. Site Plan, Jean Nelson, 77 River Road. Traci Shultis presented on behalf of the owner/applicant. The applicant is proposing installation of a small driveway large enough for one parking spot. The driveway will consist of gravel and sod. It will be for temporary parking, parking along River Road is impossible. The applicant is before the Planning Board because the parcel is located within the Waterfront Overlay.

Tiano-did the applicant contact the Highway Department for a curb cut? Not sure if it is required. Beltrani-the Planning Board can make that a condition of approval: the applicant is required to secure a curb cut permit, if required, prior to final approval by signing of the site plan.

A motion was made by Furman, seconded by Kiniry, to approve the site plan as proposed with the condition that the applicant must secure a curb cut from the Town Highway Department if required. Board vote: Post-Aye, Furman-Aye, Tiano-Aye, Hlavaty-Aye, Brady-Aye, Kiniry-Aye, Walsh-Aye. Motion carried.

2. Site Plan Amendment, Puttin Plus Family Fun Center, 455 Washington Ave. Ext. Presented by the owner/applicant, Jenn Rossano-Koschitzki. The applicant is proposing to remove two existing structures and replace with a two story building that is setback further from the property line, making it more conforming. The applicant will still need a 10’ side yard setback area variance for the new structure and is currently before the Zoning Board of Appeals. The applicant is also before the ZBA for two area variances on an existing structure to make it conforming. They are seeking a 24’ side yard setback area variance and a 37’ rear yard area variance for that structure.

Rossano-Koschitzki-the new building will be 55’ x 45’ with two stories and 10’ ceilings. The current structures it will be replacing are not temperature controlled and the new structure will be. It will house the office, garage, laser tag and arcade. The plan is to relocate existing activities on-site into this building. Beltrani-front yard setback needs to be shown. A zoning table will need to be added. Once and if variances are approved they will have to be shown on the site plan. The site plan should have the existing and the proposed on the same page. Rossano-Koschitzki-we are working with the adjacent neighbor to see if there is a way to tie into the municipal sewer. At this point we utilize a restroom trailer that is pumped regularly. Beltrani-the existing operations should be indicated with a management narrative in regards to restrooms. Furman-will the new building have restrooms installed? Is there a septic? Rossano-Koschitzki-would love to have bathrooms in the building but unfortunately there is no room on site to install a septic. Hopefully we will be able to tie into the municipal

sewer in the future. Keep working with neighbors. We plan on using heat pumps for heating and cooling. Post-this site has been operating for a long time.

Beltrani- this is an Unlisted Action under SEQR with no coordination required. It will have to be referred to the Ulster County Planning Board. The applicant should respond to the outstanding comments in the review memo. A motion was made by Furman, seconded by Hlavaty, to declare this an Unlisted Action under SEQR. Board vote: Post-Aye, Furman-Aye, Tiano-Aye, Hlavaty-Aye, Brady-Aye, Kiniry-Aye, Walsh-Aye. Motion carried. A motion was made by Tiano, seconded by Hlavaty, to refer to UCPB. Board vote: Post-Aye, Furman-Aye, Tiano-Aye, Hlavaty-Aye, Brady-Aye, Kiniry-Aye, Walsh-Aye. Motion carried.

ADDITIONAL ITEMS

1. Major Subdivision, Littleton Partners, LLC, Goat Hill Road, Extension Request. The applicant requested an extension on the submission of the final plat for signatures. A motion was made by Tiano, seconded by Brady, to approve a six-month extension. Board vote: Post-Aye, Furman-Aye, Tiano-Aye, Hlavaty-Aye, Brady-Aye, Kiniry-Aye, Walsh-Aye. Motion carried.

ADJOURNMENT

Since there was no further business to discuss, a motion was made by Kiniry, seconded by Brady, to adjourn the meeting. Board vote: Board vote: Post-Aye, Furman-Aye, Tiano-Aye, Hlavaty-Aye, Brady-Aye, Kiniry-Aye, Walsh-Aye. Motion carried. The meeting was closed at 8:25 pm.

Respectfully Submitted by,

Becky Bertorelli
Planning Board Secretary