



PLANNING BOARD MINUTES May 19, 2026

C. Howard Post, Chair, opened the meeting at 7:31 p.m.

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

Absent: Mike Tiano

Also Present: Dylan Tuttle (Town Planner, NPV).

Someone from the public, who did not offer their name, requested paper copies of all documents being reviewed by the Planning Board to be handed to all those present. Post-all documents that are being reviewed by the Planning Board are open to the public for review and can be viewed at any time prior to the meeting via FOIL request submitted through the Town Clerk's office.

Pledge

Walsh joined the Board as a voting member in Tiano's absence.

The draft minutes of the April 21, 2026 Planning Board meeting were reviewed. A motion was made by Kiniry, seconded by Furman, to approve as written. Board vote: Post-Aye, Furman-Aye, Hlavaty-Aye, Brady-Aye, Riozzi-Aye, Kiniry-Aye, Walsh-Aye. Motion carried.

*****Item #5 under "Old Business" was discussed prior to the opening of the public hearing section of the meeting, as requested by the applicant's agent*****

PUBLIC HEARINGS

1. Major Subdivision (9-Lots), Solo Holiday, LLC, Cottontail Lane & Route 212. Presented by Khattar Elmassalemah, Praetorius & Conrad, P.C. The applicant is before the Planning Board for a 9-lot subdivision. The applicant has included the entire access road as part of Lot #1 with a Road Maintenance Agreement and Easements for all other lots within the subdivision. The applicant has drafted a RMA and Easement Agreement. NYSDOT has looked at the location of the entrance/exit along Route 212 and has deemed that the studies performed with the previous site plan can be used for this subdivision as the impact will be less. Applicants must comply with NYSDOT commercial entrance requirements. The application was referred to the Ulster County Planning Board for review and a comment letter was received with recommendations. The recommendations are the same as the concerns being addressed by the Planning Board. The applicant has tried to address many of the comments received from the public in the current submission.

Post-the public hearing has been held open from the April 21, 2026 meeting. Public Comments:

- Mark Pisani, 11 Osnas Lane-property is adjacent to the proposed subdivision. The water report that was submitted by the applicant at the last meeting only tested one well. There are six wells on the property site. The well is located on the ridge on Lot #8. All the different wells should be tested. How is it determined that there will be enough capacity for the proposed new lots with wells/septics? The FEAF indicates that wetland mitigation has been submitted to the Army Corps.of Engineers. Elmassalemah-maximum pumping capacity of 100/gallons per bedroom has been indicated for the well. The water

- mitigation includes water being directed to rain gardens and retention areas on each site. Pisani-will an electric upgrade be needed? Or a substation created? Elmassalemah-that will be up to Central Hudson. Pisani-has public transportation been considered? Elmassalemah-none is planned. Pisani-it is noted on the FEAF that there will be no negative impacts on species of special concern. That does not seem accurate. The RMA and Easement Agreement indicates "Manorville Road & Acorn Trail", I am sure this is an error that will be corrected. Elmassalemah-yes, that was just a DRAFT presented to the Board. Pisani-the public hearing in October 2025 the neighbor, Cohen (20 Osnas Lane), had mentioned his concern regarding the location of Lot #2 and the ability for the owner of the lot to see directly into their home at 20 Osnas Lane. Would the applicant be willing to add a deed restriction to where the house can be constructed on the lot? The applicant has proposed green belt areas on each lot with restrictions on those. Elmassalemah-the owners do not wish to put a deed restriction like that on new owners. The plans show a building envelope and the new owner will be able to build a house anywhere inside that envelope. The house shown on the maps can be changed during construction as long as it stays within that building envelope that has been approved. The green space is mostly created in areas that contain wetlands and building would not be practical anyway. No deed restrictions will be imposed on the house locations. Pisanai-Lot #4 shows the septic area is located within the wetlands. Elmassalemah-the clearing is where the pad of the septic will be located. The system proposed as a pump system. Pisani-SWPPP? Elmassalemah-in process and will be submitted to the Town Engineer. Coordination with the Health Department and Army Corps is pending. Pisani-UCPB comments have been received, and will FOIL for those. The road profiles have changed on the new subdivision map, the houses are in the same places? Elmassalemah-just showing buildability, the owners of each lot will have to stay within the building envelope created to meet zoning requirements. Pisani-who takes care of the roadway? Elmassalemah-there will be a road maintenance agreement attached to each deed for each lot.
- Cory Smith, 49 Raybrook Drive-adjacent neighbor to the site. This is a reasonable number of homes being proposed. The applicant has been transparent all the way with their intentions. The concern is that the site is adjacent to a Superfund Site. There is dioxin coming into the area and it can not be taken out of the water once present. The wells have not been activated and the concern is that once the new wells are activated it will draw more water from the Superfund site into the area and contaminate the water system. The homes across Route 212 currently have to use bottled water because of the presence of dioxane in their well water. Is there a game plan for testing wells in the future to ensure they are not contaminated? Will purchasers of the lots be made aware of that possibility? Osnas, Route 212 and Cottontail Lane pull PFOS and dioxane. A water testing plan should be in place to ensure water is safe.

Tuttle-the access roadway is proposed to be included in its entirety on Lot #1 with easements and a road maintenance agreement proposed. The best practice is to have each lot come to the middle of the private rural road so that everyone has equal ownership and equal rights to the roadway. There is the potential for the PRR to be put on a plot by itself but a limited HOA with the Department of State will be required. Do not recommend what is currently proposed. The proposed road is 1,700' and PRR requirements limit the length to 1,200'. Elmassalemah-will discuss moving the lot lines to the middle of the PRR for each lot. Tuttle-limits of disturbance are shown as an example that each lot is feasible for construction. The limit of disturbance has been calculated to be over 10 acres and therefore will be classified as a Type I Action under SEQR. The Planning Board should recirculate the NOI with the change in SEQR classification. Post-we will be required to leave the public hearing over with the recirculation to allow the 30-day response timeframe to pass. Tuttle-the UCPB comments seem to be similar to those being addressed by the Planning Board already. One of the required modifications include the proposed Conservation Easement including the remaining areas of each parcel that are not within the building envelope while ensuring there is enough room for construction within that envelope Elmassalemah-request the Planning Board to override. Tuttle-that request should be made in writing to the Planning Board for consideration. The septic in the greenbelt area will require an easement. If a septic can not be installed anywhere else on the lot(s) it can be installed within the conservation easement.

Tuttle-we have provided extensive comments in our recent review memo that will need to be reviewed and addressed.

A motion was made by Kiniry, seconded by Furman, to re-circulate the NOI. Board vote: Post-Aye, Furman-Aye, Hlavaty-Aye, Brady-Aye, Riozzi-Aye, Kiniry-Aye, Walsh-Aye. Motion carried.

Post-the Planning Board will keep the public hearing open until the June 16, 2026 monthly meeting.

2. Minor Subdivision (2-Lot), Thomas Krzywonos, 82 Band Camp Road. Presented by Tom Conrad, Praetorius & Conrad, P.C. The applicant is proposing a 2-lot subdivision, one 10-acres and the second 15-acres. Both will have access via Band Camp Road.

Post opened the public hearing at 8:13p.m. No one was present from the public for this public hearing with comments/concerns.

Tuttle-NPV has drafted a SEAF Part II, and negative declaration to be adopted by the Planning Board. A motion was made by Kiniry, seconded by Riozzi, to adopt the Negative Declaration as drafted. Board vote: Post-Aye, Furman-Aye, Hlavaty-Aye, Brady-Aye, Riozzi-Aye, Kiniry-Aye, Walsh-Aye. Motion carried.

A motion was made by Furman, seconded by Brady, to close the public hearing since there were no further comments/concerns from the public. Board vote: Post-Aye, Furman-Aye, Hlavaty-Aye, Brady-Aye, Riozzi-Aye, Kiniry-Aye, Walsh-Aye. Motion carried. The public hearing was closed at 8:15p.m.

Conrad-updated the plat to include comments from the Planner's memo. Tuttle-the applicant has included the ROW setback line and buildability on the updated plat. No further questions from the Board.

A motion was made by Hlavaty, seconded by Brady, to approve the minor subdivision pending submission of the final plat with owner's signatures and payment of outstanding fees. Board vote: Post-Aye, Furman-Aye, Hlavaty-Aye, Brady-Aye, Riozzi-Aye, Kiniry-Aye, Walsh-Aye. Motion carried.

3. Minor Subdivision (2-Lot), Scott & Marsha Rubinstein, 6 Highwoods Road. Presented by the owner, Scott Rubinstein. The applicant is proposing to subdivide a section of the parcel that is 1.1 acres and is already bi-sected by a public right of way, Fishcreek Road. The intention is to sell the 1.1 acre parcel.

Walsh recused herself from review of this application.

Post opened the public hearing at 8:19p.m. No one was present from the public for this public hearing with comments/concerns.

Tuttle-comments from NPV have been addressed. NPV drafted the SEAF Part II and negative declaration to be adopted by the Planning Board.

A motion was made by Kiniry, seconded by Riozzi, to adopt the negative declaration as drafted. Board vote: Post-Aye, Furman-Aye, Hlavaty-Aye, Brady-Aye, Riozzi-Aye, Kiniry-Aye. Motion carried.

A motion was made by Hlavaty, seconded by Riozzi, to close the public hearing since there were no further comments/concerns. Board vote: Post-Aye, Furman-Aye, Hlavaty-Aye, Brady-Aye, Riozzi-Aye, Kiniry-Aye. Motion carried.

A motion was made by Brady, seconded by Hlavaty, to approve the minor subdivision pending submission of the final plat with owner's signatures and payment of outstanding fees. Board vote: Post-Aye, Furman-Aye, Hlavaty-Aye, Brady-Aye, Riozzi-Aye, Kiniry-Aye. Motion carried.

OLD BUSINESS

1. Site Plan/SUP, KCE NY 34 LLC/Key Capture Energy, 7 Tomsons Road. Presented by Paul Williamson (*Key Capture Energy*). Also present was Hyde Clarke, Esq. Williamson-received the review memos from the NPV, planner and ecological. I will need time to review and respond to both. There will be potential edits on the site plan. Requesting a comprehensive list of changes that are recommended by the Planning Board/Town Planner. If a summary could be provided to the applicant.

A site visit was performed on May 7, 2026 in which two Planning Board members, Kiniry & Post were present. Post-there is a large tree that is the center of the site of major significance. There is also a mix of brush and smaller trees throughout the site. Tuttle-there is provision in the code that gives the Planning Board the authority to waive the requirement to mark trees over 6" in diameter. However, the Planning Board will have to evaluate SEQR impacts. NPV recommends that this provision not be waived. We can go through the review memo, look for bullets and create a list for the next meeting to be addressed by the applicant. Hlavaty-request a full complete noise study, the Board only received a summary of the findings.

Tuttle-NPV has provided the Board with a draft FEAF Part II which identifies potential impacts of the project. The Planning Board should look over and ask any questions. Impact on open space in the Town of Saugerties. Impact on energy, potential upgrades to Central Hudson. Application states that no connection, will need proof in writing. Impacts of particulate matter during an emergency. Impacts to public health. NPV is preparing a memo of segmentation. It has been drafted and to be reviewed by the Planning Board attorney. Will review with the applicant once acceptable by the Planning Board attorney. It is important to see the overlay between the tie in and access road to the solar project. Hesitant that the road may change will need to see that overlay and how it corresponds with Esopus Ridge as well. Williamson-have shared the proposed access with Esopus Ridge project and is still awaiting those comments.

Tuttle-the Planning Board can assume Lead Agency and refer to the Ulster County Planning Board.under GML 239. A motion was made by Walsh, seconded by Kiniry, to refer to the UCPB. Board vote: Post-Aye, Furman-Aye, Hlavaty-Aye, Brady-Aye, Riozzi-Aye, Kiniry-Aye, Walsh-Aye. Motion carried. A motion was made by Hlavaty, seconded by Furman, to assume Lead Agency for SEQR. Board vote: Post-Aye, Furman-Aye, Hlavaty-Aye, Brady-Aye, Riozzi-Aye, Kiniry-Aye, Walsh-Aye. Motion carried.

Hlavaty-airborne toxic omissions, how do you intend to address them? Distribution modeling. Williamson-would consider but provided some evidence in the original documents of submission. Could propose additional steps, response to be provided in writing.

2. Site Plan/SUP, Esopus Ridge, LLC/Nexamp Solar, Tomsons Road. No one was present from the applicant's team due to illness in the family. Tuttle-the 30-day required response timeframe has passed since the Planning Board has circulated the NOI. The Board can assume lead agency for SEQR. The Board can also refer to UCPB, per the applicant's request, at this time.

A motion was made by Riozzi, seconded by Kiniry, to assume Lead Agency and refer to the UCPB. Board vote: Post-Aye, Furman-Aye, Hlavaty-Aye, Brady-Aye, Riozzi-Aye, Kiniry-Aye, Walsh-Aye. Motion carried.

3. Site Plan/SUP, Black Walnut Farm, 1032 Kings Highway. Presented by Bob Hagopian, engineer and the co-owner of Black Walnut Farm, Jim Glaub. Hagopian-The applicant has updated their proposal to a minor event facility with less than 150 guests per event. There is limited disturbance proposed. The applicant is proposing to update the septic and has been submitted to Ulster County Health Department for review and approvals. Received the Planner's review memo. Understand that a public hearing is required and would like to schedule that. Engineering needs a few adjustments. The fire chief has submitted a review email of access and does not see any issues with the existing access. Ulster County Planning Board referral is required. Would request that be done at this time. There is an existing house located on site that has been previously approved as

an STR (short term rental) and will continue to be used as such. Tuttle-the applicant indicates that the existing lodging is pre-existing non-conforming, refer to the zoning administrator to determine if that is accurate as lodging is not allowed within this district. That is not for the Planning Board to determine. The applicant should follow up with the zoning administrator.

Hagopian-met with the fire chief of the Malden Fire Department to discuss the fire lane and have shown that on the updated plans. Will update the site plan with the proposed signage and make it more clear. Landscaping has included existing trees on site with no new landscaping proposed. Will require a NYSDEC permit to update the septic due to location within the 100' buffer of the wetlands. Will apply for that. Tuttle-will that be needed for the parking lot as well? Hagopian-yes, will add to the application. Easement proposed on access but no RMA because this site is the only parcel using that access drive. Do we have to provide a frequency and number of events proposed? Tuttle-yes, it will be part of the SUP approval.

Hagopian-most of the guests that will be attending events will be shuttled to and from the site on a school bus. The site plan has been updated to show a turning radius to allow that and is based on a city bus which is 40.5' in length. A school bus is only 35.8'. The information was provided to the Fire Chief as well. The distance from Kings Highway to the railroad tracks is approximately 400' leaving room for queuing of around 10 cars. This is adequate knowing that the site relies on shuttle buses for most of the in and out traffic. Furman-can the cars double up in the queuing area? Gaulb-the can pull off to the side. Hagopian-proposed enough lighting in the parking area to ensure safety. We can reach out to the light fixture manufacturer to get more information. Do not want to leave a dark spot in the turning area. We can work with the Planner on this. Will ensure that fixtures are DarkSky compliant. Will submit the project to SHPO for comments.

Tuttle-NPV has drafted an EAF Part II for the application to review and address in Part III. Items to be addressed include change of use, impact on community, traffic queuing if the Board would like the applicant to include a specific number. There will be SUP conditions on approval. If there is a problem that is brought to the attention of the Building Department that could have an effect on the SUP. Hagopian-the change of use to the property is moderate to large? We would consider the change to have a small impact. Tuttle-that can be noted in your Part III.

A motion was made by Brady, seconded by Riozzi, to set the public hearing for the June 16, 2026 monthly meeting and refer to the UCPB. Board vote: Post-Aye, Furman-Aye, Hlavaty-Aye, Brady-Aye, Riozzi-Aye, Kiniry-Aye, Walsh-Aye. Motion carried.

4. Site Plan Amendment, TowerCo, 167 Mt. Airy Road. Presented by Taryn Ramey from McCullough, Goldberger & Staudt, LLP and Zachery Medoff, P.E. (Structural Engineer). Ramey-we received a comment back from UCPB with "No County Impact". Medoff-we will make the minor notes on a revised site plan as requested in the Planner's review memo. The proposed monopole, from my professional experience, seems more invisible with the plan matte galvanized steel look. It seems to blend into the sky more and is less busy. Proposing to keep as standard as possible. The current tower is red and white.

Post-will the new tower be built first and then the existing deconstructed to ensure that there is no loss in coverage? Ramey-yes.

Tuttle-the Planning Board can move forward with conditional approval. Conditions being:

- Approval from Planning Board Attorney that TL 280-a does not apply to the project and establishment of an Open Development Area by the Town Board is not required;
- Acceptance of bonding, facility maintenance and removal procedures by the Planning Board Attorney and Town Engineer;
- Grading plan received and approved by the Town Engineer.

Medoff-grading is not significantly changing with the development. The pad will be installed below grade and backfilled with soil and gravel. There is an additional section of access road. Tuttle-there is an area that overlaps with the treeline creating the need for clearing. A comprehensive grading plan to be submitted.

A motion was made by Riozzi, seconded by Kiniry, to conditionally approve with the aforementioned conditions. Board vote: Post-Aye, Furman-Aye, Hlavaty-Aye, Brady-Aye, Riozzi-Aye, Kiniry-Aye, Walsh-Aye. Motion carried.

5. Site Plan, River Tide Builders/Katie Gastley & Ian Smith, Eagle View Terrace. ***This application was discussed first on the agenda as the applicant's representative could only be present for a short period.***

Presented by the owners Contractor, George Harrar of River Tide Builders. The applicant is proposing to build a single family residence on a vacant parcel that is located within the Waterfront Overlay which requires site plan approval.

A full site plan has been provided, there is no evidence of other structures on the parcel. The Board has been made aware that the Malden Fire Chief has made a site visit, waiting on their comment letter. The Building Inspector has also visited the site and a comment letter was received today indicating that some work will need to be done to the access driveway/roadway in order to make it accessible for emergency vehicles.

Tuttle-the full site plan comment in our review memo has been addressed. The driveway improvements as outlined by the Building Inspector and receipt of the comment letter from the Malden Fire Chief can be a condition of approval. The improvements will be required to be indicated on the site plan and approved to the satisfaction of the Planner, Building Inspector and Malden Fire Chief.

Walsh-has anything changed in the site plan with the new submission. Harrar-no, just included the entire parcel as requested.

A motion was made by Hlavaty, seconded by Brady, to conditionally approve the site plan pending adding of improvements to access driveway/roadway as required by the Building Inspector and Malden Fire Chief. Board vote: Post-Aye, Furman-Aye, Hlavaty-Aye, Brady-Aye, Riozzi-Aye, Kiniry-Aye, Walsh-Aye. Motion carried.

PRE-HEARING CONFERENCE

1. Site Plan/SUP (Distribution Site), Baldor Speciality Foods, 3084 Route 32. Presented by the applicant's representative, Eanca Canameti and Jared Luske (Nixon Peabody LLP). Tuttle-to start off Max Stach,AICP from NPV reviewed our memo and was concerned that the use was not accurate within the zoning code. The zoning administrator, Sean Weaver, has issued a determination letter today reaffirming his decision that this would be classified as Wholesale Trade – non - durable goods and is an allowed use within the GB zoning district.

Canameti-Baldor Specialty Foods is located in the Bronx and provides specialty goods to this area. We are currently growing in the area and are looking to provide improvements within our transportation logistics. Proposing a short term logistical solution with a one year or so temporary site. The site would be reviewed to make a determination as to whether a more permanent structure is needed. The applicant is trying to comply the best that we can with the proposed use. Proposing to install a modular loading dock on an existing cleared site. There will be up to six tractor trailers from the Bronx entering the site with up to 25 workers with smaller delivery trucks. This proposal will save 6,600 driving miles a week and 343,000 miles a year. At this time we can not service more than 6 tractors at a time out of the Bronx. Up to 6 18-wheelers enter the site and then the products will be removed from the trailers and offloaded to the box trucks for delivery. Will employ locally. The plan is to save miles while elevating customer experience. If this works will expand within three years. The tractors will offload on one side of the dock and the box trucks will be located across the dock to be loaded for

delivery. There is more than enough space to provide sufficient employee parking and delivery truck parking (25 box trucks). There will be a modular office and port-o-potty. Understand there are Gateway Overlay conditions that must be met but we reiterate that this is a temporary use of the property.

Tuttle-intended to be temporary but there is nothing in the Town Code to support that. Whatever is approved for the site will be permanently approved. Post-would we be able to consider an expiration date on the SUP? Tuttle-that could be a consideration.

Canameti-will be adding lighting to the site plan and will provide information. All lighting proposed will be Dard Sky compliant. Tuttle-dust is a concern, the Board will have to determine to what extent paving would be appropriate to cut down on the impact of dust generated from the site on surrounding residents. The back up beepers of the tractors and delivery trucks will be a concern. The maximum noise level at the property line applicable to the use involved shall not exceed 70 dBA and should be lower than 60 dBA at residential homes. Canameti-will review the noise and ensure it is kept at a minimum. No signage is proposed. Post-will the port-o-potties be visible from Route 32? Canameti-no, they will be located behind the mobile office. Walsh-will there be a trash receptacle on site? Canameti-no dumpster, just minimal residential/office trash bins. Proposing 36' on center trees/shrubs. Tuttle-there is a list of trees within the code. Suggest they be layered in different heights along the fancy line into the site to ensure they do not impact sight distance at the entrance for safe ingress and egress to the site.

Tuttle-This is an Unlisted Action under SEQR. NYSDOT was included in the NOI circulation because of the location of the site. Request confirmation that no permit is required from NYSDOT. Requires a public hearing and UCPB referral.

A motion was made by Kiniry, seconded by Hlavaty, to set the public hearing for the June 16, 2026 monthly meeting and refer to the UCPB. Board vote: Post-Aye, Furman-Aye, Hlavaty-Aye, Brady-Aye, Riozzi-Aye, Kiniry-Aye, Walsh-Aye. Motion carried.

2. Minor Subdivision (2-Lot), Modern Shacks, LLC, 127 Dutchtown Road. Presented by the applicant's agent, George Christodoulou. The applicant has submitted a revised sketch plan to change the layout of the driveway and avoid the existing stone wall. Also moved the site of the proposed house so it does not cross the stream.

Tuttle-is there significant topography on the site? Soil characteristics? Land disturbance? Christodoulou-there is an incline at the entrance from Dutchtown Road on the new proposed parcel. Tuttle-the proposed driveway exceeds the 300' in length and therefore would require improvements to PRR standards as per zoning law or the applicant will require a waiver of those standards from the Planning Board. The applicant should speak to the Fire Department regarding the access drive to ensure that it is adequate for emergency vehicles. Christodoulou-we are aware that a pull off will be required.

Tuttle-NPV has prepared SEAF Part II and draft Negative Declaration. Referral to UCPB is not required.

A motion was made by Hlavaty, seconded by Brady, to adopt the Negative Declaration as prepared. Board vote: Post-Aye, Furman-Aye, Hlavaty-Aye, Brady-Aye, Riozzi-Aye, Kiniry-Aye, Walsh-Aye. Motion carried. A motion was made by Riozzi, seconded by Furman, to set the public hearing for the June 16, 2026 monthly meeting. Board vote: Post-Aye, Furman-Aye, Hlavaty-Aye, Brady-Aye, Riozzi-Aye, Kiniry-Aye, Walsh-Aye. Motion carried.

3. Minor Subdivision (2-Lot), Blue Shell, LLC, High Falls Road. Presented by the applicant's agent, Jeff Hogan, Praetorius & Conrad, P.C. The applicant is proposing a two lot subdivision on the 39 acre parcel located off High Falls Road. Each with a single family residence. The wetlands have been delineated. Each parcel will

have its individual access driveway. Approved septics by the Ulster County Department of Health are approved. As per the Planner's review memo we added the limit of disturbance for each parcel. Tuttle-one comment to be addressed is that there is a stone wall running through where the parking area of lot #1. Hogan-yes we will have to create a small break in that wall.

Tuttle-this is an Unlisted Action under SEQ. NPV has prepared a draft Negative Declaration for the Planning Board's review. A motion was made by Riozzi, seconded by Walsh, to adopt the Negative Declaration as written and set the public hearing for the June 16, 2026 monthly meeting. Board vote: Post-Aye, Furman-Aye, Hlavaty-Aye, Brady-Aye, Riozzi-Aye, Kiniry-Aye, Walsh-Aye. Motion carried.

4. Site Plan, Matthew Burton & Elena Berkowitz, 996 Route 212. Presented by Jeff Hogan, Praetorius & Conrad, P.C. The applicant is proposing to construct a single family residence on the 102 acres which currently contains a farm. The parcel is located within the Waterfront Overlay and Gateway Overlay districts requiring site plan review. There is a ledge that slopes towards the Plattekill Creek where the house is proposed. The tree line has been shown, 120' off the edge of the creek and consists of white pine and hemlock. It is very dense to the ledge which has rock oak that is 6" to 8" in diameter. The middle of the house is 300' from the edge of the Plattekill. A gravel road is proposed that is 12' wide and 1,000' from Route 212. and runs along the edge of the wetlands. Will speak to the Centerville Fire Department and Building Department regarding improvements required and "T" turnaround. Septic location shown based on test holes. Need to contact the UCHD. Architectural elevations have been submitted. Earthtone colors are proposed. There is a section of the house that is proposed to be two-stories. All lighting shown is downward facing, Dark Sky compliant and located within the soffit around the perimeter. Lighting will be at least 250' from the creek, you will not be able to see from across the creek. Proposing under 1 acre of disturbance. Tuttle-there are 30 lights proposed around the exterior of the house.

Tuttle-Gateway Overlay requirements do not apply as this is residential development. Sensitive Area Overlay and Waterfront Overlay requirements include different setbacks. Should be shown on the site plan. Hogan-located 50' from top of bank, any areas over 15% grade will be shaded on the site plan. Furman-is tree clearing proposed? Elevation from the creek to the house? Hogan-yes a little tree clearing for the septic. The house is at 320' and the creek is at 284'. Hogan-submitted to SHPO, awaiting a response.

Tuttle-this is a Type II Action under SEQ. Walsh recused herself from any decisions. A motion was made by Furman, seconded by Brady, to waive a public hearing and conditionally approve the site plan pending the following conditions be met prior to signing of the final maps:

- Response from SHPO indicating no impact;
- Updated plans to satisfy the comments addressed in NPV review memo dated May 14, 2026;
- Receipt by the Planning Board of comments from the Fire Department Chief regarding driveway access to the SFR, and completion of any required revisions.

Board vote: Post-Aye, Furman-Aye, Hlavaty-Aye, Brady-Aye, Riozzi-Aye, Kiniry-Aye. Motion carried.

ADDITIONAL ITEMS

1. Extension Request, Brapas Land Development-Site Plan-Maj. Subdivision, Tiger Maple Lane. The applicant has requested an extension for filing of building permits. A motion was made by Walsh, seconded by Kiniry, to approve a 1-year extension. Board vote: Post-Aye, Furman-Aye, Hlavaty-Aye, Brady-Aye, Riozzi-Aye, Kiniry-Aye, Walsh-Aye. Motion carried.

ADJOURNMENT

Since there was no further business to discuss, a motion was made by Brady, seconded by Riozzi, to adjourn the meeting. Board vote: Post-Aye, Furman-Aye, Hlavaty-Aye, Brady-Aye, Riozzi-Aye, Kiniry-Aye, Walsh-Aye. Motion carried.

The meeting was closed at 10:28 pm.

Respectfully Submitted by,

Becky Bertorelli
Planning Board Secretary

DRAFT