



PLANNING BOARD MINUTES August 18, 2026

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

Present: C. Howard Post (Chair), Carole Furman (Vice Chair), Mike Tiano and Brigid Walsh (Alternate).

Absent: Bob Hlavaty, Kevin Brady, Al Riozzi and Gina Kiniry.

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

Pledge

The draft minutes of the July 21, 2026 Planning Board meeting were reviewed. Walsh recused herself because she was absent from the meeting. At this time a motion can not be made to approve the minutes because there were not enough members present for a vote. The approval will be tabled until the next meeting.

PUBLIC HEARINGS

1. Samantha & Mark Tiano, Old Stage Road. Presented by Samantha & Mark Tiano, owners. Mark Tiano-the site plan has been updated to include items requested in the last review memo. Will provide health, fitness, strength training, yoga and fitness training classes for up to 10 clients at a time. Offering three cabins for overnight accommodations for those using the facility, each being 480 square feet. Access will be from Old Stage Road. Tree clearing will be held to a minimum. Stormwater will be maintained on the property.

Post opened the public hearing at 7:36pm. Mike Tiano recused himself from the review of this project because of his involvement in the review by the fire department of this project. Public comments:

- Maureen Mercier, 19 Brayden Lane-what kind of practitioners will there be at the facility? S. Tiano-I am a certified wellness coach and we will offer a mixture of services. Mercier-this is something that is needed in the area.

Beltrani-we received updated Glasco Fire Department comments at the beginning of this meeting. The major concern is the steep terrain and distance from access drive to get to individuals in an emergency. We have received engineering comments from the Town Engineer as well. Mark Tiano-one area is steep and not traversable by UTV, which Glasco FD has, and we had discussed adding signage to stop individuals from crossing into that area and remain on the delineated trail. Will be using the same subbase as the driveway so the proposed emergency access will be adequate to withstand the load of a fire truck.

Beltrani-UCPB recommendations were received and the comment regarding the well and septic can be a condition of approval. The applicant can provide a narrative regarding energy efficiency to satisfy that recommendation. Mark Tiano-will be using electric heat pumps for heating and cooling. Beltrani-turn offs on driveway? Mark Tiano-proposing a two lane access drive in the beginning of the entrance/exit with a turnaround. Beltrani-frequency of classes? Mark Tiano-proposing 2-3 classes a day, spread throughout the day with up to 10 clients.

Beltrani-before the Board can close the public hearing SEQR will need to be addressed. Post-without Mike Tiano being able to vote we do not have enough members to make that decision tonight. The public hearing will be carried over to the September 15th monthly planning board meeting.

2. Minor Subdivision (2-Lot), Stephen & Madison Filak, Valk Road. Presented by the applicant's engineer, Ryan Cornelison, P.E. The applicant is proposing a two lot subdivision of a 9-acre parcel. The parcel is within the Sensitive Area Overlay with a 4-acre minimum. The lots proposed will consist of 4.25 acres and 5.6 acres. Lot #1 will have access from Denniston Drive and Lot #2 will be a flag lot with access directly from Valk Road. The subdivision has been updated to include a lot line revision with the adjacent parcel on Valk Road to allow the creation of a flag lot for Lot #2. Private wells and septic systems are proposed.

Post opened the public hearing at 7:54pm. No one from the public had any comments or concerns.

A motion was made by Tiano, seconded by Walsh, to adopt a Negative Declaration under SEQR. Board vote: Post-Aye, Furman-Aye, Tiano-Aye, Walsh-Aye. Motion carried. A motion was made by Walsh, seconded by Furman, to close the public hearing since there were no further comments from the public. Board vote: Post-Aye, Furman-Aye, Tiano-Aye, Walsh-Aye. Motion carried.

Beltrani-the proposed flag lot of Lot #2 will be over 300' for the driveway, the Board can include a condition of approval requiring a fire department turnaround and sign off to be incorporated. The Board can waive the Private Rural Road standards as they have in the past for a driveway that serves only one single family residence. The applicant has provided the deeds for Denniston Drive and they have been reviewed to ensure there were no limitations included. The parcel already had legal access via Denniston Drive and no additional access is being added.

Beltrani-the area is relatively flat but the applicant should add erosion and sediment control plans on the subdivision. Would the Planning Board like to perform a field tree survey? Post-do not think it is necessary, Board members present agreed. Since it may be hard to get an answer from the Fire Department in that area we can have the Building Inspector take a look at the driveway off Valk Road to ensure it meets Fire Code Standards. Cornelison-not much grading is proposed and will be kept at a minimum. We have received the test logs from NYSDOH with the perk results and will forward them to include in the file.

A motion was made by Tiano, seconded by Furman, to approve the minor subdivision with the following conditions to be met prior to signature of final plat:

- Acceptance of the proposed driveway via Valk Road to Lot 2 by the Building Inspector to ensure Fire Code compliance;
- Addition of sediment and erosion control plans on final plat.

Board vote: Post-Aye, Furman-Aye, Tiano-Aye, Walsh-Aye. Motion carried.

OLD BUSINESS

1. Site Plan/SUP, Black Walnut Farm, 1032 Kings Highway. Postponed to the September 15th monthly Planning Board meeting since no action can be taken without a supermajority of the Board present.

PRE-HEARING CONFERENCE

1. Major Subdivision (3-Lot), Marguerite & Yves Mikol, 30 Beaverkill Road. Presented by the owners, Yves & Marguerite. The applicant is proposing a 3-lot subdivision on a 67-acre parcel. Creating a 38-acre parcel, a 13.7-acre parcel and a 15-acre parcel. The current parcel is very secluded. Do not propose to touch any wetlands, preserving that area. Not disturbing the ridge to Beaverkill waterbody corridor at the bottom of the valley. There is about a 50' elevation difference from the edge of the Beaverkill and where the proposed development will be. Post-waterfront overlay requirements? Beltrani-not for the Beaverkill. Mikol-will be

keeping the basements underground and using the land to the smallest extent possible to eliminate misuse. Currently use rain barrels. Would like to use some new techniques for heating and cooling that are more ecologically safe. Driveway specs will be followed for fire access requirements. The survey will be updated to include the Aquifer Overlay on them. Currently we allow our neighbors to hay our fields and use the hay to feed their livestock. Would like to keep it so that the land is used appropriately.

Furman-terrain? Mikol-there is a driveway that extends up to the electrical panel and compacted gravel to the house. The proposed agricultural grow house will provide 5 to 10 jobs with a 4% annual revenue to the Town of Saugerties, 4% to Ulster County and 10% to NYS. The 13-acre lot will be for the agricultural grow house on the southern section.

Walsh-have you considered a conservation easement? Mikol-no, that would be a big financial risk for us.

Beltrani-each lot is to be served by a filed mapped roadway for future use of the lot regardless of who owns it now. The residential use will only require a building permit but any commercial use will require a site plan review. Lot #3 has to have a mapped roadway to the parcel boundary, per NYS law. Driveways are different to roadways. The roadway proposed will be required to satisfy the private rural road standard; which includes but is not limited to a 50' ROW. The applicant will have to confirm the existing wearing surface is adequate to satisfy those requirements. A road maintenance agreement will be required for Lot #3 for future owners. Mikol-we are working on the draft RMA. Beltrani-will need a turnaround with adequate width for emergency vehicles. The Fire Department to review access. The exacting road width and wearing surface to be demonstrated. The Town Engineer, Brinnier & Larios, are the applicant's engineers and therefore if a review is required on behalf of the Planning Board it will need to be referred to Praetorius & Conrad, P.C. The length requirement of 1200' from the access road without two access points, this needs to be shown on the plan. Lot #1 currently does not have any development proposed but it will need to be shown that it is able to be developed with proper access in the future. The Planning Board can schedule the public hearing at this time if they feel the applicant is ready for that step.

A motion was made by Furamn, seconded by Walsh, to set the public hearing for the September 15, 2026 monthly meeting. Board vote: Post-Aye, Furman-Aye, Tiano-Aye, Walsh-Aye. Motion carried.

2. Lot Line Revision, Robert Pietkiewicz / TOS, 175 Barclay Lane. Presented by the applicant, Rober Peitkiewicz. The applicant is proposing an even land exchange with the adjacent parcel, owned by the Town of Saugerties, to correct existing encroachments and encompass the access drive onto their parcel. Beltrani-straightforward lot line revision. Type II Action.

A motion was made by Tiano, seconded by Furman, to waive sketch plan approval, waive a public hearing and approve the lot line revision as proposed. Board vote: Post-Aye, Furman-Aye, Tiano-Aye, Walsh-Aye. Motion carried.

3. Minor Subdivision (2-Lot) / Lot Line Revision, James & Sue Boice / John Boice, 598 Kings Highway / 103 Clint Finger Lane. Presented by applicants James & Sue Boice. The applicant is proposing a two lot subdivision on the 173-acre parcel with a lot line revision for an even exchange of acreage with the adjoining parcel to provide better access to the farm pole barn and give the adjacent neighbor better driveway access.

Beltrani-this is an Unlisted Action under SEQR with uncoordinated review. The Planning Board can consider a Negative Declaration at this time and set the public hearing.

A motion was made by Furman, seconded by Walsh, to adopt a Negative Declaration under SEQR. Board vote: Post-Aye, Furman-Aye, Tiano-Aye, Walsh-Aye. Motion carried. A motion was made by Tiano, seconded by

Walsh, to set the public hearing for the September 15, 2026 monthly meeting. Board vote: Post-Aye, Furman-Aye, Tiano-Aye, Walsh-Aye. Motion carried.

4. Lot Line Revision, Darren Starr, Jr. & Amanda Prusa / Nicholas Youngblood & Olivia Andrews, 38 Meadow Lane / 3 Old Route 9W. Postponed until the September 15, 2026 meeting as per the applicant's request.

5. Site Plan Amendment, CSP-Glasco Residential LLC, 260 Glasco Turnpike. Presented by Chris LaPorta from Passero Associates, the applicant's engineer. The applicant is proposing several site plan amendments to help with operations and maintenance of the existing apartment complex. Proposing 49 additional parking spots in the back section of driveways and overflow. Proposing to relocate the playground area to the south side of the site where the other area is with picnic benches and a grill. Relocating some of the playground equipment from the front by the pool to that area as well. The current base map has been updated per the NPV memo recommendations. Snow storage has been relocated to address the new parking areas. A chain link fence is proposed around the dog park and a wood fence around the refuse enclosure. We have added some landscaping around parking and refuse areas as well. Trees added around the playground. The dog park is located roughly 17' from the property line. Refuse is for residents only, the management company will collect individual garbage on a certain day and bring it to the refuse area for pick up from two central refuse areas on site. Those refuse receptacles will be emptied by the refuse company.

Beltrani-SWPPP will need to be amended for the additional parking and disturbance. LaPorta-provided extra capacity in the bio retention basins on the original SWPPP which would satisfy the additional requirements. Beltrani-there are minor comments in the review memo that need to be addressed prior to final approval by signature but that can be a condition of approval.

A motion was made by Walsh, seconded by Tiano, to approve the site plan amendment pending the compliance with the conditions of the August NPV review memo. Board vote: Post-Aye, Furman-Aye, Tiano-Aye, Walsh-Aye. Motion carried.

6. Site Plan, Heather Breen, 199 Hudson Street. Presented by the applicant, Heather Breen. The applicant has an existing pool which she was not aware she needs site plan approval and is looking to rectify that so that she can get an after the fact building permit and subsequent certificate of compliance. Breen-in March received emergency custody of 3 year old niece and CPS required a certificate of compliance for the pool. This was the first time that we had become aware it was required.

Beltrani-the main concern is that the existing structure (pool and patio) are located within the 50' required setback of the mean high water mark of the Hudson River. This is a NYSDEC standard set forth to protect the river's edge. There may be a requirement to reestablish the vegetative strip. Referral to ZBA is required for a variance, amount to be verified by an engineer, for the 50' setback requirement from the high water mean. This is a Type II Action under SEQ. Tiano-I can take a look at the existing landscape to see if reestablishment would be required. Will set up an appointment with the applicant to do so.

A motion was made by Tiano, seconded by Walsh, to refer to the ZBA for an area variance, to be determined by the applicant's engineer/surveyor. Board vote: Post-Aye, Furman-Aye, Tiano-Aye, Walsh-Aye. Motion carried.

ADDITIONAL ITEMS

NONE

ADJOURNMENT

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

The meeting was closed at 9:00 pm.

Respectfully Submitted by,

Becky Bertorelli
Planning Board Secretary

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