



## PLANNING BOARD MINUTES November 18, 2025

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

Present: C. Howard Post (Chair), Carole Furman (Vice Chair), Mike Tiano, Kevin Brady, Al Riozzi, Gina Kiniry and Brandon Schiller.

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

Absent: Bob Hlavaty.

The draft minutes of the October 21, 2025 Planning Board meeting were reviewed. A motion was made by Tiano, seconded by Riozzi, to approve. Board vote: Post-Aye, Furman-Aye, Tiano-Aye, Brady-Aye, Riozzi-Aye, Kiniry-Aye. Motion carried.

### **PUBLIC HEARINGS**

**1. Site Plan/SUP (Residential Campground), Barbara & John Farcher, 1110 Josephs Boulevard.** Presented by Barbara Farcher, owner. The applicant is proposing a 1-site residential campground for an on-site Airstream to rent out seasonally.

Post opened the public hearing at 7:32 pm. Public comments:

- Jim Cranston, 1100 Josephs Boulevard-thank you for re-opening the public hearing. The special use requirements are inconsistent with nearby towns. The applicant has bright lights of high color temperature that shine into my property. Blue light is omitted by the LED lights and affects my sleep as an adjoining neighbor. The addition of a residential campground will change the character of the neighborhood, from residential to commercial. This is a rural wooded area. The camper is visible from the road, there is an outside shower and how often will the sanitation be taken care of? String lights are around property and on all night. They can be seen from my bedroom and the pond lights cast shadows into my room which disrupts sleep patterns. The lighting is so bright that it wakes me up. This is a commercial venue with all of the lights. The back of the Farcher house is lit up all night. There are zoning restrictions that should be considered such as closeness to the road. There is no septic hook up and it sets a bad precedent. What if they do not get it pumped out every week? A use like this is not allowed in Woodstock and the Town of Ulster. The accessory use allows parking on the property. There are many issues with the special use permit. Key points include light pollution, inconsistency with the neighborhood and location of trailer in comparison to the road.
- Michelle Tucker & Brendan Grech, 1092 Josephs Boulevard-issues with lighting. We moved to this location to get away from traffic and congestions. There has already been an uptake in traffic on the road. Worry about the extra traffic and drunk drivers. They already have a STR on the property and now they are adding another with the camper. Concern of transient use and not knowing who is in our neighborhood. We are located within the Sensitive Area Overlay, the grey water from the outdoor shower will be going into the ground. Concerns regarding sanitation and sewage. Will they have fires? Water concerns. Do not want this in our neighborhood. How will they provide access to a phone for emergencies? Is there generator back-up? What is the frequency of cleaning out of sewage? Outdoor shower biodegradable products are to be supplied by the owner, who will monitor that? Will there be water testing? This is a residential campground and they are allowed up to 4 sites. They rent out their basement as an Airbnb already and this will be the second one on the property. Farcher-we have lived in

this house for 37-years. The pond lights have been there for 8 or 9 years and we had no idea that they were affecting the neighbors so negatively. The pond lights and the waterfall lights are on timers and are programmed to shut off at 11pm. We can adjust that to an earlier time. Guests we allow on our property are vetted through Airbnb and we try to look into their renting history to ensure that they have no ill intentions. We usually rent that Airbnb to HITS attendees. No guests are allowed to have parties. We will set up regular removal of waste as necessary. There are gauges in the camper that let us know when the holding tank is getting full. Looking into a separate holding tank that has a larger capacity so that removal can be less often but there is a lot to do and will take time to determine if it is feasible. There is a whole house generator that will be used in case of a power outage to ensure that wifi will not go out and renters will have access to calling out in the event of an emergency. Looking to rent out seasonally depending on the weather. Do not allow anyone to rent when we are not on-site. The guests will only have access to overlooking ponds not utilizing them. The pool is for our private use only. Quiet hours will be from 10pm-8am. Do not rent to anyone that does not have a rental history on Airbnb. We request the driver's license for anyone that is staying on-site as a guest. We allow two guests in the camper and up to 4 in the apartment. We are not looking to expand any further. Tucher-we can't even call the police if there is an issue, your son is a police officer. Farcher-my son works for the Sheriff's Department and would never do anything to jeopardize his job or go against what his job requires him to do. Tucker-you never came to us personally, you sent a mailing that was incorrect. This is considered a multi-dwelling. Farcher-apologize for the wrong date on the initial mailer, it was a mistake and we resent the notifications out and re-opened the public hearing to hopefully rectify the error. Nothing was done intentionally.

Post-any additional questions? None. A motion was made by Riozzi, seconded by Kiniry, to close the public hearing. Board vote: Post-Aye, Furman-Aye, Tiano-Aye, Brady-Aye, Riozzi-Aye, Kiniry-Aye, Schiller-Aye. Motion carried. The public hearing was closed at 8:09pm.

Beltrani-the Town recently adopted the lodging and events regulations which the Planning Board has to follow. This application is for one campsite and if the applicant looks to add additional sites in the future they will have to come back to the Planning Board for an amendment. The Special Use Permit will be reviewed in 1-year and if there are any violations the Planning Board has the authority to revoke the permit. Tiano-can you change out the pond and waterfall lighting to something with a lower temperature? Farcher-yes. We can also match the lights to go with the same time frame as quiet hours, 10pm-8am. Furman-is there any way to tie the camper waste into the house septic? Farcher-it is located too far away from the campsite. That is one reason we are looking into an exterior holding tank that is larger. Post-can you install an alarm or light on the exterior of the camper to indicate when the tank is getting full or full? Farcher-we can definitely do something like that. Riozzi-have you ever had any complaints with the existing Airbnb? Farcher-no, we have been operating that for 4 years and have never received any complaints from neighbors. We have never known of any of our guests drinking and driving either. Brady-is all the lighting pre-existing to the addition of the campsite? Farcher-yes, except for some safety lighting around the campsite. Beltrani-how often do you host in November and/or December? Farcher-we wouldn't mind shortening the season from April to November 15th if that makes it better. Beltrani-at this time the Planning Board can only consider the lighting as it pertains to the site plan of the campsite. Riozzi-the Farchers have already stated that they will adjust the other outdoor lighting to reflect the concerns of the neighbors. Beltrani-to answer the question regarding this being a multi-family dwelling, it is not. Any single family residence in the zoning district is permitted to have an accessory apartment, which is what they have and are renting through Airbnb. We can add the revised conditions to the resolution to include lighting off at 10pm, except footpath and string safety lighting which will go off at 11pm. A septic notification light to be installed on the exterior of the camper. The season will be limited to April 1st - November 15th.

A motion was made by Riozzi, seconded by Kiniry, to conditionally approve the site plan and special use permit with the aforementioned revised conditions to be added. Board vote: Post-Aye, Furman-Aye, Tiano-Aye, Brady-Aye, Riozzi-Aye, Kiniry-Aye, Schiller-Aye. Motion carried.

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

Post-the applicant is not present tonight as they are awaiting additional information from the Town Engineer.

Post requested public comments:

- Evelyn Peters, 101 Sila Drive - the same concerns regarding requesting them to tap into the pipeline that runs through 4 of the proposed parcels. Concerns with the effect on the surrounding existing wells with additional water demand. Post-discussed this with the applicants during the Planning Board's on-site walk-thru. The applicant is taking into consideration the feasibility with the amount of piping it would take to connect.

Post-we will keep this public hearing open until the December 16, 2025 monthly meeting. .

**3. Major Subdivision (9-Lot), Solo Holidays, LLC, Cottontail Road/Route 212.** Presented by Khattar Elmassalemah, Praetorius & Conrad, P.C. The applicant is proposing a 9-lot subdivision on 70-acres with single access from Route 212. The smallest parcel proposed is 3 acres and the largest is 26 acres. Topography creates restrictions. The applicant is trying to preserve as much of the land as possible. Minimum grading is proposed for the entrance. There is a small section of wetlands that will be disturbed with the installation of the entrance, other than that area no wetlands will be disturbed. Went through the studies done from Terramor for reference to see what the concerns were. There are no sight distance issues with the proposed entrance from the past traffic studies. A full SWPPP will be prepared per the NYSDEC standards. Each lot will have a rain garden and tree clearing will be limited. Proposing a green belt around each parcel. The applicant is trying to keep the proposed development in harmony with the surrounding neighborhoods. This proposed use is the least impactful from the past two previously presented for these parcels. The access roadway will be a private rural road with a road maintenance agreement.

Post opened the public hearing at 8:37pm. Public comments:

- Mark Pisani, 11 Osnas Lane-this proposed project is better than anything we have seen before. There are concerns about wells on this land. The Saugerties Landfill is down the road. There will be runoff from the capped dump. Testing has not been done to the north. Proposed parcel 1 is part of the concern with runoff. The wells were affected when testing was done for Terramor. Will the applicant be testing current wells? Elmassalemah-no. Pisani-There are shallow existing wells surrounding that were affected with the Raybrook development was constructed. There are accessory dwelling unit concerns. Proposing 3-4 bedroom single family homes. Each can have an accessory dwelling unit. How will that impact the well requirements and sewer? Can this be further subdivided? The topography is rough. If there are 9 lots now can they further subdivide. Consider deed restrictions regarding additional subdivision. Elmassalemah-accessory dwelling units are allowed within the district and the wells and septic systems will be designed around the proposed bedroom counts. Post-if a property owner that purchases one of the proposed lots wants to subdivide further they would have to come back to the Planning Board, at which time there would be a public hearing required. Pisani-is there a restriction of clearing? Elmassalemah-a green belt is shown for each parcel where clearing is not permitted. Pisani-what are the requirements for the curb cut? SWPPP? Will a new SEQR review be completed? Elmassalemah-NYS DMV will confirm the requirements for the curb cut. The SWPPP will be subject to the Town Engineer's review. Post-a new SEQR review will be done for this particular project. Beltrani-clearing on site entrance in site plan. Pisani-will the previous studies done by Terramor be used for this project. Elmassalemah-some of those do not apply to this proposed use. Only using it as a reference. Beltrani-the previous traffic study can be used for site distance analysis. Pisani-request to keep the public hearing open. Beltrani-the Planning Board can not close until a SEQR determination has been made.
- Cory Smith, 49 Raybrook Drive-concerns about water and the effect of 9 new wells. There is a handout from the NYSDEC which is a fact sheet about the Saugerties Town Landfill and that it is part of a

superfund site to be watched until 2070 for toxic chemicals. Concerned about drought and the effects of chemicals from the superfund on existing wells.

- Susan Paynter, 71 Raybrook Drive-member of the executive committee of the Mid-Hudson Sierra Club. The American Woodcock habitat is included within the greenbelt. Met with the developer several times and he has been very responsible. They are looking to preserve 25 acres, asking that the developer ensure that 25 open space acres are preserved. Relying on the Terramor studies may not be accurate since the traffic study was done on a Tuesday morning in February. The well study did not show drought and stated there was no impact. Please keep the public hearing open for more information regarding the landfill and water testing. Wells are shallow with 9 additional wells concerned that the impact will require existing landowners to redrill their wells because of the additional demand.
- Sequoia Cohen, 20 Osnas Lane-proposed lot 2 will be directly behind and essentially above my house with a direct view into our property. Concerns with the stormwater runoff and flooding for the houses located below on Osnas Lane. Elmassalemah-the stormwater management that we will be proposing will create sloping towards the internal roadway for rainwater runoff. Pisani-would the applicant be willing to move the location of the proposed house for privacy to the neighbors below/adjacent? Elmassalemah-can not get closer to the slope the proposed location is on a flat spot. The topography shows a 30' drop.
- Hannah Garden, 16 Osnas Lane-concerned with the visuals on Osnas Lane. Pisani-would the Board consider landscaping requirements for the privacy to Osnas from Lot #2? Neighbors have concerns with water run off and drainage. The first subdivision that was approved did propose mitigation that was built out by the Town for Osnas when the developer abandoned the project years ago.
- Tracee Fultz, 10 Raybrook Drive-partner with Ernst & Young. have liability concerns. The risks of the project and operating liability for the Town. Mitigation is required. Undeveloped land that does not have ideal terrain for new construction. Who is building out the homes? The owner has never done a development in this country and is a first time developer for this area and this scale of project. Concerns with the superfund site. Pace of the project, verbal commitment, recourse and the fact that this is a risky project are concerns. What is the experience of the construction crew? The owner operates under a foreign LLC and is not using a typical bank for the funding but using private foreign investors. Who do people access if something goes wrong? No banks are involved because they will not due to the superfund site. How do we know we have financial recourse if something goes wrong? What about blasting? Elmassalemah-there is no blasting proposed. Beltrani-the Town will request ensurities bond for the road works. DOH certificates will be required and engineering will be reviewed by the Town Engineer. Fultz-please keep the public hearing open.
- Richard Frisbee, 420 Route 212-the distance to my property line is 30'. We are currently trying to sell our property and have concerns with development of subdivision and the effect on that. Just FYI, the NYSDOT has reduced the speed limit on Route 212 in that area to 45mph.
- Diane Pineriro-Zucker, 109 Cottontail Lane-water quality concerns with the superfund site and the proximity. Cancer cluster in the area. Flooding concerns.

Post-we are keeping the public hearing open. Elmassalemah-requested to have the public hearing now to get public interest/comments. We will be looking at traffic, wells, quality of water and drainage. The entrance of the PRR from Route 212 will be paved 20' into the site. Water collection will be on both sides of the road. It has not been surveyed yet. Beltrani-the board can adjourn to a specific date at the applicant's request.

Elmassalemah-please if we can in February. A motion was made by Tiano, seconded by Brady, to adjourn the public hearing until the February 17, 2026 monthly meeting and ask that the applicant re-notice with certified mail, return receipt. Board vote: Post-Aye, Furman-Aye, Tiano-Aye, Brady-Aye, Riozzi-Aye, Kiniry-Aye, Schiller-Aye. Motion carried.

## **OLD BUSINESS**

**1. Site Plan Amendment, Middle Way School, 268 & 266 West Saugerties Road.** Presented by Jeff Hogan, Praetorius & Conrad, P.C. Also present was David Boyland, MWS. The applicant has responded to comments

from neighbors to the board. The purpose of purchasing 266 West Saugerties Road was to expand and spread out the student population. There were concerns with headlights into homes on Cobble Creek Road. The applicant will be installing a 6' high stockage fence to shield the headlights. The neighbors to the East had comments on the sound the plastic speed bumps create and the applicant will be installing newer wider speed bumps that will alleviate the noise. Garbage pick-up has been moved to 6:30am and 10am. The fire department was ok with the design of the proposed drive. Access off West Saugerties Road is an existing situation and there are pedestrian signs before and after the entrance/exit. Post-the nature of the road limits the speed. What about changing the dumpster location? Hogan-changing the location may affect accessibility and would affect additional neighbors so the application has worked out the new pick-up times to be a little later in the morning and keep the dumpster in its current location. Beltrani-the Planning Board would like written comments from the Fire Department, this can be conditioned on approval.

A motion was made by Tiano, seconded by Riozzi, to conditionally approve the site plan amendment pending receipt of written approval from the Fire Department regarding the design of the access drive into the site. Board vote: Post-Aye, Furman-Aye, Tiano-Aye, Brady-Aye, Riozzi-Aye, Kiniry-Aye, Schiller-Aye. Motion carried.

### **PRE-HEARING CONFERENCE**

**1. Site Plan Amendment, John Reidy, 9 Montague Lane.** Presented by the owner, John Reidy. The applicant is requesting to construct a 30' x 30' detached garage and 14' x 20' swimming pool with a fence. The applicant is before the Planning Board because the parcel is located within the Waterfront Overlay district. The garage will not be visible from the road. There is no lighting proposed on the garage. There is no visible impact on the waterfront. Disturbance area has been noted in the plan set. The colors will be consistent with the house, white.

A motion was made by Brady, seconded by Schiller, to approve the site plan amendment. Board vote: Post-Aye, Furman-Aye, Tiano-Aye, Brady-Aye, Riozzi-Aye, Kiniry-Aye, Schiller-Aye. Motion carried.

**2. Lot Line Revision, Thomas Resso, 2038 & 2042 Route 32.** Presented by Mike Vetere III, Vetere Surveying. The applicant was recently before the Board, May 2025, for some revisions that he would like to adjust further now that he has seen it mapped out. He has revised to make Lot 3 smaller and will meet the bulk and setback requirements for the district. This will allow the existing family home lot to remain larger. Same access as before applies for all lots.

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

### **ADDITIONAL ITEMS**

**1. Lot Line Consolidation, Campbell, 40 & 42 Harrison Court.** The applicants are proposing to consolidate two adjoining parcels to make one larger parcel. A motion was made by Furman, seconded by Tiano, that no further review is required by the Planning Board and there is no objection to the consolidation. Board vote: Post-Aye, Furman-Aye, Tiano-Aye, Brady-Aye, Riozzi-Aye, Kiniry-Aye, Schiller-Aye. Motion carried.

**2. Zena Development, LLC.** The Planning Board received a letter from a concerned neighbor of the proposed development which falls within the Town of Woodstock and the Town of Ulster but is adjoining to the Town of Saugerties boundary line. There is a very long way to go in the review of this project. There does not seem to be an impact on traffic within the Town of Saugerties. However, there is a lot of engineering that needs to be done. Information will be shared as it is received.

**3. Grant for Housing.** Beltrani-I have been asked to help write a grant for funding to help support the creation of a Housing Development Plan for the Town of Saugerties. If the Planning Board feels it is appropriate a letter of support would be appreciated. Tiano-if additional development occurs within Glasco, because of the location of municipal water/sewer, the fire department will have to expand. A motion was made by Post, seconded by

Kiniry, to approve a letter of support from the Planning Board for the grant application. Board vote: Post-Aye, Furman-Aye, Tiano-Nay, Brady-Aye, Riozzi-Aye, Kiniry-Aye, Schiller-Aye. Motion carried.

### **ADJOURNMENT**

Since there was no further business to discuss, a motion was made by Tiano, seconded by Kiniry, to adjourn the meeting. Board vote: Post-Aye, Furman-Aye, Tiano-Aye, Brady-Aye, Riozzi-Aye, Kiniry-Aye. Motion carried. The meeting was closed at 10:12 pm.

Respectfully Submitted by,

Becky Bertorelli  
Planning Board Secretary