



PLANNING BOARD MINUTES

July 21, 2026

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

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

Absent: Brigid Walsh (Alternate)

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

Pledge

The draft minutes of the June 16, 2026 Planning Board meeting were reviewed. A motion was made by Tiano, seconded by Riozzi, to approve as written. Board vote: Post-Aye, Furman-Recuse, Tiano-Aye, Hlavaty-Aye, Brady-Aye, Riozzi-Aye, Kiniry-Aye. Motion carried.

PUBLIC HEARINGS

1. Major Subdivision (9-Lots), Solo Holiday, LLC, Cottontail Lane & Route 212. Post-the applicant is not present but the Planning Board will open the public hearing to see if there are any new comments, which will be recorded in the minutes.

Post-the public hearing was re-opened at 7:31 pm. Public Comments:

- Mark Pisani, 11 Osnas Lane-has the Planning Board received any new documentation since my last FOIL where I received the letter from NYSDOT? Post-no.

Post-the applicant has requested that the Planning Board adjourn the public hearing until the September 15, 2026 meeting. A motion was made by Hlavaty, seconded by Furman, to adjourn the public hearing until the September 15, 2026 monthly meeting. Board vote: Post-Aye, Furman-Aye, Tiano-Aye, Hlavaty-Aye, Brady-Aye, Riozzi-Aye, Kiniry-Aye. Motion carried.

2. Site Plan/SUP, Black Walnut Farm, 1032 Kings Highway. Presented by Jim Glaub, owner and Bob Hagopaian, P.E. The applicant is proposing a minor event venue with up to 150 guests. The site is located off Kings Highway. The applicant re-notice the public hearing as required by certified mail, return receipt.

Post-the public hearing was re-opened at 7:34 p.m. Comments from the public:

- Gaetana Ciarlante, Glasco-you are proposing an event venue, what will the house be used for? Glaub-the house will be used for the guests of the event.
- Samantha Dederick, Old Kings Highway-will you be developing a private rural road from Tissal Road or use the current access? Glaub-currently proposing to use current access with a train attendant. The access railroad crossing will be roped off with lights until safe to cross, determined by the attendant. We have been working on developing a private rural road to access the venue via Tissall Road in the future. We have been working on that part of the project for some time just not at the point where it is feasible yet so it is not being considered at this time.

Hagopian-reviewing the comment memo from NPV we would like to note that the Fire Department has been on site and does not have any issues with access. Tiano-was Diaz Ambulance notified to ensure they can access all areas of the venue, specifically to where the ceremonies will be held. Glaub-there is a solid surface planked walkway to that area.

Tuttle-the Planning Board has concerns regarding access. An indemnification agreement has been discussed to protect the Town. Currently one has been provided by the applicant and will be reviewed by the Town Attorney. Upon review the Town Attorney has commented that there needs to be some changes to ensure indemnification of the Town to the extent possible. The applicant has submitted the updated EAF Part I, as requested. The updated Part II has not identified any potential impacts. NPV has drafted the Part III/Negative Declaration with this month's submission for the Planning Board to consider. After SEQR is determined NPV will draft a resolution, if the Planning Board would like to move in that direction, to circulate to the Planning Board and Town Attorney for review and assurance that appropriate verbiage is included regarding the indemnification agreement. Conditional approval is possible at the next meeting if that is the case. There may be possible additional comments from the Fire Department regarding access so the Board can await those.

A motion was made by Kiniry, seconded by Brady, to adopt the negative declaration as prepared by NPV. Board vote: Post-Aye, Furman-Aye, Tiano-Aye, Hlavaty-Aye, Brady-Aye, Riozzi-Aye, Kiniry-Aye. Motion carried. A motion was made by Hlavaty, seconded by Tiano, to close the public hearing since there were no more questions/comments from the public. Board vote: Post-Aye, Furman-Aye, Tiano-Aye, Hlavaty-Aye, Brady-Aye, Riozzi-Aye, Kiniry-Aye. Motion carried. The public hearing was closed at 7:43pm.

3. Site Plan/SUP, Baldor Specialty Foods, 3084 Route 32. Presented by the applicant's representative, Krenar Jusufi (Baldor Specialty Foods). We are requesting adjournment of the public hearing until the September 15, 2026 monthly meeting. Post-we will see if there are any comments from the public tonight and then we can discuss the request.

Post-the public hearing was re-opened at 7:44pm. Public comments:

- Christine Bellarosa, 1606 Old Kings Highway-prepared a written statement which was read outlining concerns with safety risks of additional truck traffic, historical impact, hours of operations (3am-6am) specifically running engine noise and back up noise. Already hear back up noises from existing surrounding businesses but those are during working hours. The applicant is proposing to operate between 3am-6am which will significantly impact sleep quality. Several questions regarding the operations and lease agreement with the landowner. Prior experiences with reporting grievances have resulted in backlash from those the report was about. There have been squatters on the property adjacent to us that have not been removed. How does the Town of Saugerties benefit from the operation of the proposed business? What will be the daily impact on the surrounding residential neighbors?

Jusufi-Baldor is sympathetic to neighbors' concerns and plans on addressing the noise concerns. However, Baldor does not have any control over underlying issues and can not speak on those. The proposed site is for temporary use until the business is built in the area. At that time Baldor will be looking to build a larger facility in the area, not on this site. Baldor is not a major distribution company, just a NY family company that cares about their customers. Want to be good neighbors. We provide food to local restaurants, hospitals and colleges. We will be addressing the comments in the NPV review memo and the public for the September submission deadline. The largest component to be addressed is noise impacts.

Post-does the Board have any comments? None. A motion was made by Riozzi, seconded by Brady, to adjourn the public hearing until the September 15, 2026 monthly meeting. Board vote: Post-Aye, Furman-Aye, Tiano-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*) and Clint Cyr, PE (*Lead Engineer of Acoustics for Epsilon Associates*). Response to NPV review memo and provide updates on process. The geotech and plume study are in process. Will include a real estate study as requested by the Town Board. Working with the Town Engineer on the SWPPP, clarification between engineers for next month. We will correct the hospital and fire department on the ERP. Changes in the visual analysis to include the addition of sound walls. Will provide comments for next month's submission. We will update the FEAF Part I as requested to utilize the new forms instituted by the NYSDEC.

Hlavaty-add Diaz Memorial Ambulance Service to the ERP as an emergency response agency for Saugerties. Tiano-called Saratoga Building Department and they are not aware of any BESS in their area. Williamson-the facility is located in Stillwater Technology Park, not sure if the building department that you contacted oversees that area. Tiano-when the batteries are fully charged how long will they provide full electricity discharge? Williamson-around 4 hours. Tiano-Central Hudson made an upgrade in the past from 35 megawatts to 105 megawatts and ensured the community that there would not be an issue with supply. Now we have issues. Williamson-can not speak on the history of Central Hudson. NYSO study concluded that this portion of NYS and downstate have an energy shortage, we are trying to provide energy reliability to the area. The proposed use is in response to NYS goals and needs. Tiano-there are rolling blackouts near the Texas facility can you provide assurance that is not going to happen here after the installation of the BESS? Williamson-can not guarantee the full system will not experience brown outs and black outs. We can definitely say it will help to lessen. Not sure what facility you are referring to in Texas, there are several and there are several companies that operate BESS facilities in that state. Tiano-how will this facility help the community to gain millions of dollars, there are not jobs being created? Williamson-there will be 30 full time job opportunities during the 1.5 year construction phase and 2 full time techs that will be hired for the remaining life of the project and they will be hired from the surrounding community. Providing revenue to the Town and County with the operation of this facility. We are starting discussions for a tax agreement for the life of the project, assessment methodology and benefits agreement. The project will provide flat revenues for the Town and County.

Tiano-the current fire department turnout gear only protects firefighters up to 500 degrees and the burnout has been indicated to be 569 degrees with this type of facility. Williamson-it is indicated within the response plan for firefighters to not enter the site. They are to stay outside the area and monitor to stop spreading outside of the immediate area. Fire Department officials of the district where the site is located have met and it has been indicated that the turnout gear is appropriate for the emergency response protocol needed by the fire department. Tiano-understand that the fire departments within Saugerties are all volunteer, no one has time to sit at the site for days while the fire burns out. Brady-what type of cooling liquid is used? Williamson-each system has its own cooling system with leak detection. A close loop per unit system with glycol ethylene. There are pressure drop detections devices installed. Each container can contain an emergency situation within itself. Each unit can be shut down individually when an issue is detected. Tiano-the average temperature of each cell is indicated to be 399 degrees with thermal runaway rising to 549 degrees. The turnout gear can only provide protection to the firefighter at 500 degrees for five minutes. Williamson-at no time should an emergency responder enter the cells/units or go near them in the event of an emergency, they are equipped to burn out themselves.

Cyr-a full sound study provided. 1st report on modeling of the project, terrain, ground features and distance from property lines. The required 70 dba threshold has been met with the addition of acoustic sound walls. The 2nd report is more comprehensive. We took sound levels throughout the community and measured for one week straight. We use the American National Standards to give guidance on tones. There are series of points expectant of tone discreet. We have found no cumulative impact when we take the existing sound levels and add the project, background plus project at 100% operation. This showed a very small change on average compared to existing sounds. The increase was between 0-3 decibels, day and night. Hlavaty-presound levels measured at the sound wall location to determine effectiveness? Suggest post construction modeling and effectiveness of the sound walls. Cyr-without the sound walls the difference measured 0-5 decibels at the property line. With the sound

walls installed the sound levels at the fence line will meet the 70 dba threshold. The proposed sound walls are 10'-12' tall. Williamson-post construction modeling is not a foreign concept, can be worked on. Furman-will the units be louder in hot weather? Cyr-the containers, inverters and transformers require a cooling system but we considered the worst case scenario with sound measurements during hot weather. Tiano-does snow cover or ice impact the noise impact? Cyr-snow will create a softer level as it is absorbed by the snow. The ice cover will reflect but that impact is harder to determine and varies with conditions. Tuttle-sound moves differently in the Hudson Valley due to the geography and landscape but the noise study would be specific to the impacted area. Cyr-did include the terrain with the study provided. NYS Thruway creates a long sound impact as vehicles travel the span of the highway through the area. The proposed sound impact of this project is in one location with ridges surrounding and defers from the long source created by the NYS Thruway.

No further action can be taken at this time.

2. Site Plan/SUP, Esopus Ridge LLC, Tomsons Road. Presented by Ryan McCune, Nexamp.

McCune-requested a waiver for the tree survey. We are working through the habitat and ecological side of the project. We have been working on US Army Corps of Engineers (USACE) requirements and wetland determination. On-site visit with USACE and it has been determined no jurisdictional wetlands are located on site, need this determination in writing to submit to the Board. Working on revised studies for next month.

Tree survey waiver request to indicate trees 12" in diameter at breast height instead of the 6" threshold. Proposing to remove 22 acres of tree coverage and as the Board knows this type of project is not viable without tree removal for maximum exposure of the solar panels. Tuttle-the can consider a waiver on tree study. It is important to get on site to review the potential impact. The Special Use Permit protects 12" or greater. A 50' boundary around the area to be cleared and protection of those trees 12" in diameter at breast height within that area could be considered. McCune-the footprint of the solar array will not be the entire 22 acres. Leaving certain trees would not be beneficial. Furman-need a wildlife study. Tuttle-we know the impact to the forest is that it will include 22 acres of forested area to be cleared. Looking at habitat for SEQ. McCune-tree line impact is known. Tiano-that is a lot of area to be cleared. What benefit does it have for our community? McCune-will be plugged into the local distribution grid and will provide several jobs. Kiniry-agree with the 12" diameter within the buffer area.

Tuttle-the Board may wish for the applicant to document trees of 12 inches or more in diameter within a 50' buffer area of limits of disturbance. An updated EAF Part I is required.

A motion was made by Kiniry, seconded by Hlavaty, to approve the tree survey to include trees of 12" in diameter at breast height within a 50' buffer area of limits of disturbance. Board vote: Post-Aye, Furman-Aye, Tiano-Nay, Hlavaty-Aye, Brady-Aye, Riozzi-Aye, Kiniry-Aye. Motion carried.

Samantha & Mark Tiano, Old Stage Road. Presented by Samantha & Mark Tiano, owners. M. Tiano-review NPV comment memo. We have provided photometrics for the proposed safety lighting. Tuttle-a little lower than what is presented to meet the .5 lumens as required. Tiano-can adjust, prefer not to overlight the area. Tuttle-just providing sufficient lighting for safety in the parking area. Tiano-will make landscaping updates as requested. The estimated construction schedule is approximately one year in duration. The proposed fire access driveway was discussed when we met with the Fire Department. Showed turning movements and access to getting closer to all structures. A letter from the Fire Department is to follow. Access to cottages is provided at the end of the parking lot past the Wellness center. Will create a sidewalk with a subbase equivalent to road and provide a side path 8' away from the sidewalk to act as a second wheel path built the same way to handle emergency vehicles. Creating a 180' to 130' reach to cottages. The existing access road will be used for construction access and an ambulance or fire department vehicle (not a fire truck) to use for a second point of access. Tuttle-will need the fire truck turning plans for review by the Planning Board. We can circulate the plans to the Town Engineer. Request that the fire truck turning radius be added as a separate sheet to the site plan set. Parking will be at the discretion of the Board. There are 15 spaces demonstrated with one being ADA. Does the Planning Board want

15 plus one ADA or the 15 to induce the ADA. Tiano-we will show delineation of the parking spaces, most likely with spray paint. Currently access to all cottages is not ADA compliant. Do all have to be? Post-for three cottages, one is fine.

Tuttle-we will need the updated EAF Part I.

Tiano-will be using the same building materials throughout the structures, color palette. We plan to offer 30 to 60 minute personal classes and 10-person group sessions. Once in the morning and one in the afternoon. SHPO has responded with no effect on historical properties. We have not received a response from NYSDEC yet. Not planning on a lot of clearing. Paths are already cleared, they were once used as logging trails. We have met with the Town Highway Superintendent and he agrees that sight distance is adequate. Applying for the curb cut permit.

A motion was made by Brady, seconded by Hlavaty, to refer to the Town Engineer for review and comments. Board vote: Post-Aye, Furman-Aye, Tiano-Aye, Hlavaty-Aye, Brady-Aye, Riozzi-Aye, Kiniry-Aye. Motion carried. A motion was made by Furman, seconded by Tiano, to refer to the Ulster County Planning Board and set the public hearing for the August 18, 2026 monthly meeting. Board vote: Post-Aye, Furman-Aye, Tiano-Aye, Hlavaty-Aye, Brady-Aye, Riozzi-Aye, Kiniry-Aye. Motion carried.

PRE-HEARING CONFERENCE

1. Lot Line Revision, Karl & Mary Lezette / Raymond C. Mayone, 156 Hilltop Road. Presented by Jeff Hogan, Praetorius & Conrad, P.C. The applicant is proposing a lot line revision to fix existing encroachments. The transfer will include 2 acres from the parcel owned by Mayone to the parcel owned by Lezette. All access will remain the same.

A motion was made by Riozzi, seconded by Kiniry, to waive the public hearing and waive sketch plan approval due to the revision creating a remedy to existing encroachment and approve the lot line revision as proposed. Board vote: Post-Aye, Furman-Aye, Tiano-Aye, Hlavaty-Aye, Brady-Aye, Riozzi-Aye, Kiniry-Aye. Motion carried by supermajority.

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 5.51 acres. Lot #1 will have access from Denniston Drive and Lot #2 will have access via Valk Road. Tuttle-the property to the East will require bringing the access up to private rural road standards as it is longer than 300', requiring a 50' right-of-way and 16' travel path. May want to consider creating a flag lot from Valk Road if that is an option to create a driveway instead of a PRR. Will need to provide legal documentation to demonstrate that there is legal access via Denniston Drive. Cornelison-can provide the deeds. Will look into the flag lot option. Sounds most amendable. Will get authorization from the adjacent parcel owner for creating that flag lot, which are Madison's parents. Still awaiting NYSDEC response.

Tuttle-no other involved agencies, no referral to UCPB is required as the subdivision proposed is less than five residential lots. This is an Unlisted Action under SEQR and the Board can schedule a public hearing.

A motion was made by Furman, seconded by Kiniry, to declare this an Unlisted Action under SEQR and set the public hearing for the August 18, 2026 monthly meeting. Board vote: Post-Aye, Furman-Aye, Tiano-Aye, Hlavaty-Aye, Brady-Aye, Riozzi-Aye, Kiniry-Aye. Motion carried.

3. Lot Line Revision, CSP-Glasco Residential LLC/Perpetua, 260 Glasco Tpke./30 Belknap Lane/2964 & 2966 Route 9W. Presented by the applicant's surveyor, Patricia Brooks, L.S. The applicant is looking to combine several parcels into one lot and transfer 0.08 acres to Perpetua to alleviate existing encroachments.

Tuttle-this is a straightforward lot line revision, Type II Action. A motion was made by Hlavaty, seconded by Riozzi, to waive sketch plan approval, waive the public hearing and approve the lot line revisions as proposed. Board vote: Post-Aye, Furman-Aye, Tiano-Aye, Hlavaty-Aye, Brady-Aye, Riozzi-Aye, Kiniry-Aye. Motion carried

ADDITIONAL ITEMS

1. Extension Request, The Homes at Witts Pond, Major Subdivision, 224 Blue Mountain Road. The applicant is requesting an extension for submission of the final plat for signatures.

A motion was made by Tiano, seconded by Brady to approve the 6-month extension. Board vote: Post-Aye, Furman-Aye, Tiano-Aye, Hlavaty-Aye, Brady-Aye, Riozzi-Aye, Kiniry-Aye. Motion carried

2. Extension Request, Littleton Partners, LLC, Major Subdivision, Goat Hill Road. The applicant is requesting an extension for submission of the final plat for signatures.

A motion was made by Hlavaty, seconded by Tiano, to approve a 90-day extension. Board vote: Post-Aye, Furman-Aye, Tiano-Aye, Hlavaty-Aye, Brady-Aye, Riozzi-Aye, Kiniry-Aye. Motion carried

ADJOURNMENT

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

The meeting was closed at 9:20 pm.

Respectfully Submitted by,

Becky Bertorelli
Planning Board Secretary