



MEMORANDUM

TO: Howard Post, Planning Board Chair
Members, Saugerties Planning Board

FROM: Adriana Beltrani, AICP

RE: Solo Holidays LLC Subdivision
Cottontail Lane and NYS Rt 212

DATE: August 15, 2025

CC: Becky Bertorelli, Planning Board Clerk

We are in receipt of the following items:

- General Subdivision Application, prepared Solo Holidays LLC, dated August 4, 2025
- Short EAF form, prepared Solo Holidays LLC, dated August 5, 2025
- Subdivision sketch plan, prepared by Praetorius and Conrad, P.C., dated August 5, 2025.

The applicant, Solo Holidays LLC is proposing an 8-lot subdivision on a 75.3 acre property off of Cottontail Lane and NYS Rt. 212, on SBL 27.2-8-28 & 32.110 in the Moderate Density Residential (MDR) Zoning District and partially within the Gateway Overlay District.

This site was previously approved for a 21-lot subdivision though these approvals are now expired. A “glamping” resort (“Terramor”) was proposed for the site between 2022-2023. It was reviewed by the Board but never approved.

Our initial comments are preliminary- additional comments may be warranted as the review progresses.

Application Status

1. Summary. The application is appropriate for sketch plan approval. This site is known by the Planning Board and contains numerous sensitive site features including shallow depth to bedrock, extensive wetland habitat, steep slopes and core forest areas. We suggest the applicant and Town representatives coordinate closely as the site design progresses.
2. Procedural items. A public hearing and referral to the Ulster County Planning Board will be required for the subdivision once a complete preliminary plat is submitted.
3. SEQR. Classification of the action and circulation of a Notice of Intent is not recommended until the limits of disturbance are confirmed to be accurate.
4. Wetlands. The extent of disturbances to wetlands/adjacent areas under the new regulations may present a challenge for permitting and we recommend that correspondence with the DEC be initiated as soon as possible if not already done.

Zoning/Subdivision Code Review

1. Subdivision Contents. Per §215-27, the following should be provided unless waived by the Planning Board:
 - a. Rock outcroppings occurring on the site within the area of disturbance should be shown;
 - b. The amount of land disturbance in acres planned for the tract must be provided;
 - c. Lot dimensions should be provided;
 - d. Proposed covenants, deed restrictions, easements, proposed by the applicant;
 - e. Statements from subdivider's engineer giving estimated cost of construction of roads and other improvements to meet the requirements of this chapter, together with quantities and unit costs used in making the estimate;
 - f. The location, width, grade names of all proposed streets with elevations shown at the beginning and the end of each street, at street intersections, at all points where there is a decided change in slope or direction shown on the plat.
 - g. The location of existing and proposed sewers, water mains, culverts, and storm drains, including pipe size and type, grades, direction of flow, ownership.
 - h. The area of the land included in the subdivision and the approximate location, dimensions, and area of all proposed or existing lots and land to be set aside for recreation and public purposes. The suggested location of buildings on lots will also be shown. All lots shall be numbered.
 - i. Proposed provision of water supply, fire protection, sanitary waste disposal, stormwater drainage, street trees, streetlighting, fixtures, signs, sidewalks, and easements.
2. §245-23, Conservation Subdivisions. The applicant is not required to apply for a conservation subdivision as only eight lots are proposed, however, the applicant may benefit from the conservation subdivision process for the following reasons:
 - a. The applicant is entitled to the number of units that can be constructed on the site pursuant to B(1) density calculation;
 - b. These units can be constructed as one or two family homes, and no minimum lot size is required in a conservation subdivision;
 - c. Considering these two points, a subdivision yielding similar economic return may be possible with less impact to wetlands and steep slopes, and possibly a shorter roadway. We note that 6 NYCRR 663.5(e), Standards for Permit Issuance, emphasize the consideration of practical alternatives for meeting the applicant's objectives, for which a conservation subdivision may qualify.
3. §215-21. Streets. The applicant is proposing primary access to the subdivision from an existing residential roadway (Cottontail Lane), to be designed as a Town Road and dedicated to the Town as such. Coordination should commence as soon as possible with the Town Engineer, Town Highway Department and the Centerville Fire Department to ensure proper design of the roadway. We note the following relevant code provisions:
 - a. 21.A- Streets shall be suitably located, of sufficient width, and adequately improved to accommodate the prospective traffic, and to afford access to police, firefighting, snow removal or other road maintenance equipment.
 - b. 21.B- Streets shall be logically related and conform insofar as possible to the original topography. They shall be arranged so as to obtain as many building sites as possible at or above the grade of the street. A combination of steep grades and sharp curves shall be avoided.
 - c. 21.E- A dead end roadway shall generally not exceed 1,200 feet in length. A circular turnaround with a minimum right-of-way radius of 60 feet and a pavement radius of 50 feet shall be

provided at the end of permanent dead-end streets.

4. §215-23, Easements & Reservations. As the roadway is proposed to be dedicated to the Town, public utilities and drainage infrastructure, appropriate street rights of way, slope maintenance by the Highway Department and other relevant infrastructure must be accessible for maintenance purposes. The dedication of land to the Town, or easements to allow Town access must be considered as the project moves forward.
5. §215-23.A, Parks and Open Space. The Planning Board may charge a fee in lieu of land for recreational purposes, or may require a reservation of land for park and recreational purposes to be reserved on the Plat. In general, such reservations should have an area of at least two acres and have adequate street access. It may be appropriate to reserve land on Lot 1 (16.2 acres) for passive recreation/trails, given the proximity of the site to neighboring residences. Lot 4 may also offer recreational opportunity with pedestrian access between lots 2 and 3- though this may not be considered “adequate street access.”
6. NYS Fire Code (NY 511.2.3 Turnouts) requires driveways in excess of 500 feet in length and less than 20 feet in width to provide turnouts along the driveway. This appears to apply to Lots 4 and 7.
7. §215-24, Drainage improvements, will apply. We defer to the Town Engineer to opine on drainage adequacy.
8. While the site is within the Gateway Overlay, new homes will likely not be visible from the road. New lighting should be required to be International Dark Sky compliant.

Planning

1. Rock Wall Preservation. The proposed roadway passes through a notable rock wall on the property (see image below). These walls are remnants of the historic use of the site, and highlight the history of quarrying and dry stone walling in Saugerties and should be preserved and enhanced as a cultural feature. Lot 6 shows septic and reserve areas disturbing these rock walls, and we encourage the Planning Board and Applicant to consider alternative locations for the septic if feasible, or ways to otherwise preserve the rock walls, potentially as a gateway feature on the site.



Figure 1: Image of the existing stone wall, taken on a site walk in 2022

2. Given the extent of steep slopes, core forest areas, and sensitive wetland habitat on the site, a deed restriction should be considered to limit future clearing in areas outside of the proposed limits of disturbances/proposed residential yard areas. In particular lots 1, 2, 3 and 4 represent an opportunity to conserve sensitive contiguous habitat in perpetuity.
3. There are existing wells on the property- are these proposed to be utilized or abandoned?

SEQR/Coordination

1. Classification. We suggest waiting to classify the action until the limits of disturbance are more clearly shown and calculated, following consultation with the Town Engineer. Disturbances shown on the EAF indicate approximately 9 acres while a Type 1 action constitutes the physical alteration of 10 acres or more.
2. EAF. We suggest that a Full EAF be provided given the extent of disturbances and known sensitivity of the site.
3. SEQR General. While the Terramor project never received a SEQR determination from the Planning Board, a number of studies were previously prepared, including a bat study, visual analysis, traffic study, geotechnical analysis and correspondences with NYS DEC and NYSHPO. These may prove valuable to the applicant and the Board as a point of comparison of impacts previously considered.
4. Cottontail Lane Access. Previous applications for development on this site have proposed only emergency access from Cottontail Lane with primary access from Route 212. While the Cottontail Lane access involves less disturbance of sensitive environmental resources, construction impacts due to truck traffic should be considered. Construction truck trips should be provided in terms of vehicle type and trip counts over the construction timeline.

5. Wetland Permitting. With the revised NYS DEC Wetland laws, the Planning Board will need a solid understanding of the disturbance impacts and potential mitigations required by the NYS DEC of the applicant, as mitigations will likely affect the subdivision plat. "Assumed" DEC buffer areas are provided on the plat, but it is not clear whether this is due to a Determination made by the DEC. The status of any requests from the DEC should be provided, and discussions with permitting officers should be relayed to the Planning Board. We note that this project appears to qualify as a major action, and the standards for permit issuance can be found in 6 NYCRR 663.5.
6. Stormwater. We defer to the Town Engineer on this matter, but note that a Full SWPPP will be required and development must therefore be phased so that no more than five (5) acres are disturbed at a time.
7. Referrals. The sketch plan should be referred to the Town Engineer, Town Highway Department, and Centerville Fire Department as soon as possible to ensure the Cottontail Lane access is appropriate and the new Town roadway meets required specifications.
8. GML. Ulster County Planning Board review will be required once a complete preliminary plat is submitted.