

TOWN OF PLATTEKILL  
PLANNING BOARD  
P.O. BOX 45  
MODENA, N.Y. 12548

JULY 23, 2013

THE MEETING OPENED WITH A SALUTE TO THE FLAG BY CHAIRPERSON CINDY HILBERT AT 7:30 P.M.

ROLL CALL: Chairperson Cindy Hilbert, Vice-Chairman Richard Gorres, Thomas Wilkin, Darryl Matthews, Nathaniel Baum, Katherine Beinkafner (arrived at 7:45 p.m.)

Planning Board Engineer: David Clouser  
ABSENT: Judith Mayle

***MINUTES***

July 9, 2013

Ms. Hilbert stated the minutes would be moved to the end of the meeting

***OLD BUSINESS***

**A. Messina and Sons Site Plan/Special Use & Lot Line Revision (Orchard Drive) SBL# 101.1-6-4.311**

Mr. Meluso was present as the representative for Mr. Messina. Mr. Messina was also present. The board reviewed Lot Line Revision plans dated June 19, 2013. Mr. Meluso stated Mr. Messina and Mr. Manjit Kaur were under contract with 5 Orchard Place LLC to pick up the 1.3 acre parcel. Mr. Meluso stated the 1.3 acre piece basically runs down the fence back over to Mr. Messina's property. Mr. Meluso stated that about 75% was usable and 25% of it is already in the wetland buffer. Mr. Wilkin touched on the following issues regarding the Lot Line Revision plan:

- There should be two maps; tax map and location map should be on the Lot Line Revision plan
- AG should be changed to AG-1.5
- Plus or minus 1.00 acre should be removed

Mr. Wilkin stated there was a discrepancy between the front yard setback and side yard setback, near the North West corner of the property, the front yard setback was supposed to be 35 feet and side yards are 25 feet (see map for). Mr. Clouser stated that Mr. Meluso would have to have the D.E.C. wetland maps signed by Brian Drumm, and a completed AG Data Statement should be submitted to the Planning Board.

### Site Plan

The Planning Board members looked over the site plan dated July 15, 2013 and the proposed future building. Mr. Wilkin stated the site plan would have to go up to the Ulster County Planning Board for review, and it would be good to have a copy of the design of the building included, so the building should be considered part of the site plan. Mr. Wilkin asked Mr. Messina if he was to put up a building would he be pouring a new concrete pad for a floor, and if he was, he should add an impervious barrier under the new flooring concrete pad to protect against future ground contamination. Mr. Wilkin stated he thought it would be beneficial to show the entrance gate off of Orchard Drive and show some detail about the sign. Mr. Wilkin stated he did not know how much landscaping would be necessary for the site plan. Mr. Clouser added that the code has a commercial landscaping plan that Mr. Meluso could take a look at. Mr. Wilkin added that the Ulster County Planning Department would like to see a lighting plan, and the recommendation would be to have shielded non glare lighting. Mr. Meluso stated the only lighting that is there presently is on the building. Mr. Wilkin stated that lighting should be shown on the new building. Mr. Clouser had the following comments:

- A wetland permit should be applied for; the 100 foot buffer has to be accepted by the D.E.C.
- A note on the plan indicates the future building would have to have an architectural review, but the board needs to know what Mr. Messina is going to do as far as the building, and if that changes Mr. Messina would have to come back before the Planning Board (for a site plan modification).
- Take the part of the note on the site plan that reads "...sound or runoff related environmental compliance and regulatory issue *within three years of the date they go into effect...*" Mr. Clouser indicated the site plan is good for a year.
- Mr. Meluso should specify what he is going to do with the wetland barriers, whether it would be a fence and show it on the plan. Mrs. Beinkafner asked if there were restrictive activities in the additional fifty feet beyond the wetland barrier? Mr. Meluso stated they could not erect a structure on it.
- Show the limits of disturbance.

Mr. Clouser indicated it looked like a SWPPP would be needed, because it would be over an acre of disturbance. Mr. Clouser added that a SPEDES permit would also be necessary. There was an indication that the SEQRA form would have to be updated. Mr. Wilkin stated that the new SEQRA forms would be coming out this October, and it would be beneficial to have the SEQRA completed before the new forms came out.

- A Habitat Assessment report would be required to make sure there were no threatened or endangered species there.
- The signage would have to meet the code
- Shielded non glare lighting should be shown on the plan

Mr. Clouser stated the board would need to know what the amount of disturbance would be. Mr. Meluso stated that he would have Mr. David Dippel show the amount of the gravel, and he would incorporate that into his map. Mr. Meluso asked when the next meeting would be scheduled for this project. Ms. Hilbert stated that Mr. Messina could be scheduled for August 27<sup>th</sup>. *The applicant will submit revised plans ten days prior to the August 27<sup>th</sup>. meeting.*

**Paribelli-proposed three lot subdivision (Barclay Road)SBL#101.2-2-5.11**

Ms. Brooks was present along with Mr. Paribelli, owner of the property. Maps dated October 10, 2012 were reviewed by the Planning Board members. Ms. Brooks read a response letter from Paul Keller, Town Attorney dated May 13, 2013 to the Town Board. (see file for letter). Ms. Brooks stated the letter regarding the wetland delineation from Mr. Nowicki and the Habitat Assessment report have been submitted. Mr. Clouser stated that the Habitat Assessment report was fine. Ms. Brooks stated she was hoping that the Planning Board was at the point of being ready for public hearing. Ms. Hilbert asked the board if they had any questions. Mr. Wilkin stated that he wanted to be clear that Ms. Brook had asked in her letter to the Town Board that both driveways remain and the Town Board said that only one driveway could remain. Mr. Wilkin asked Mr. Clouser if a long form EAF would be required. Mr. Clouser answered that a short form SEQRA would suffice, because the Planning Board had the Habitat Assessment report and the wetland delineation. Mr. Clouser added that traffic wouldn't be an issue. Mr. Clouser stated that there were still some issues with the stream disturbance permit. Mr. Clouser stated that he would need drainage plans. Ms. Hilbert and the board members went over the short form SEQRA. Ms. Hilbert stated that Mr. Clouser has recommended that since the project of three lots has one lot that has structures on it, a short form SEQRA would suffice.

**MOTION:** Mr. Wilkin made a motion that the Plattekill Planning Board take Lead Agency with Mr. Matthews seconding the motion. All ayes on the vote.

**MOTION:** Mr. Wilkin made a motion to declare this an unlisted action with Mr. Gorres seconded the motion. All ayes on the vote.

**MOTION:** Mr. Wilkin made a motion to declare this a negative declaration with Mr. Gorres seconding the motion. All ayes on the vote.

Part II was completed by the Planning Board members (see file for completed short form SEQRA). There was discussion regarding setting this application up for a public hearing. There was an indication that this would not have to go to the Ulster County Planning Board for review. Mr. Paribelli stated he would be working on getting the drainage report done.

*The applicant will be scheduled for a public hearing for August 13, 2013.*

***NEW BUSINESS***

**Central Hudson /Dybas & Condon Lot Line Revision (Milton Tnpke.)SBL#94.4-3-39 & 44.1**

Ms. Brooks was present to represent the applicant. The board members reviewed sketch plan maps. Ms. Brooks stated the Public Service Commission is saying that the utility companies have to proactively maintain their utility lines. Ms. Brooks stated that one of the things that Central Hudson has been compelled to try to do is to make sure where their boundary lines are, and that wherever they have encroachments, they need to try to get additional easements or seek title to that property. Ms. Brooks stated this may be the first of several applications that may be coming before the Planning Board, and in this situation they are doing a land swap. For the record: Mr. Clouser indicated Central Hudson was a client of his also. Mr. Wilkin stated on the subdivision application the total property is 1.16 acres and on the SEQRA form it is 19.9 acres. Ms. Brooks stated the 19.9 acres was the overall area between Milton Turnpike and Rabbit Run

Road the 1.16 parcel is the parcel being conveyed to Dybas. There was a determination to complete the short form SEQRA.

**MOTION:** Mr. Wilkin made a motion that the Plattekill Planning Board take Lead Agency with Mr. Gorres seconding the motion. All ayes on the vote.

**MOTION:** Mr. Wilkin made a motion to declare this an unlisted action with Mr. Gorres seconding the motion. All ayes on the vote.

**MOTION:** Mr. Wilkin made a motion to declare this a negative declaration with Mr. Gorres seconding the motion. All ayes on the vote.

*There was a determination to set this application up for a public hearing on August 13<sup>th</sup>.*

***MINUTES***

July 9, 2013

**MOTION:** Mr. Gorres made a motion to approve the minutes as written with Mr. Matthews seconding the motion. All ayes on the vote.

***VOUCHERS***

**Planning Board Engineer, David Clouser**

Voucher-in the amount of \$168.00 to come out of the BFGJ escrow for Planning Board engineering review.

***ADJOURNMENT***

**MOTION:** Mr. Gorres made a motion to adjourn with Mr. Matthews seconding the motion. All ayes on the vote.

The meeting adjourned at 9:10 p.m.

Respectfully submitted by  
Susan Bolde, Planning Board Clerk