

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

NOVEMBER 12, 2013

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

ROLL CALL: Chairperson Cindy Hilbert, Thomas Wilkin, Judith Mayle (arrived at 8:15 p.m.) Katherine Beinkafner

Planning Board Engineer: David Clouser

ABSENT: Richard Gorres, Darryl Matthews, Nathaniel Baum

MINUTES

October 22 2013

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

PUBLIC HEARING

Hudson Valley Flyer's Club/DeMagistris III Lot Line Revision (Plattekill-Ardonia Rd., &Freetown Rd.)SBL#101.2-2-29.136 & 101.2-3-6.1

Ms. Hilbert read the public hearing notice. Mr. Ben Grey, Vice President of the Hudson Valley Flyers presented the proposal to the audience and Planning Board members. A member of the audience asked Mr. Grey to talk about the trees. Ms. Hilbert stated Mr. Grey had indicated at the last meeting that there were some issues with visibility. Mr. Grey responded that what they would like to do is to cut down trees about the width of their runway which is about 100 feet, back as far as they can, although once they get to the wetlands, they can't go any further because the D.E.C. is control of the wetlands, and they won't let you cut there. Mr. Grey stated that would give them a better approach and departure from the airport, but right now they are just doing the Lot Line Revision. Ms. Hilbert asked the members of the audience if they had any questions. Ms. Carol Flores asked Mr. Grey if the flying activity would increase. Mr. Grey stated the activity wouldn't increase, it would just make the departure and approaches safer, but it won't increase the number of departures. Mr. Grey added that it may make it a little bit quieter for the people on Plattekill-Ardonia Road, because they will spend most of their time over their own property and they won't have to make multiple turns over the houses. Ms. Flores asked how many members the Hudson Valley Flyers Club had. Mr. Grey indicated they had 60 members, most were retired pilots that do not fly. Ms. Hilbert indicated that they could not close the public hearing, because they did not have a quorum, but Planning Board member, Ms. Mayle would be arriving around 8:00 p.m., and they would continue. Ms. Hilbert asked if anyone in the audience had any further questions or comments. There were no further questions from the audience. Ms. Mayle asked if D.E.C. certification for the wetlands would be required.

Ms. Hilbert stated at the last Planning Board meeting, the board did have a brief discussion as to whether this should be a site plan modification. Mr. Clouser made some comments and the board discussed that because there wasn't anything changing and the applicant was just adding the parcel to help create a safety feature, a lot line revision represented the project better than a site plan application. Ms. Mayle stated that if there was any further adjustment to the property or increased usage, the Hudson Valley Flyers Club would be back before the Planning Board.

MOTION: Mr. Wilkin made a motion to *grant preliminary approval* with Mrs. Beinkafner seconding the motion. All ayes on the vote.

MOTION: Mr. Wilkin made a motion to *waive the final public hearing* with Mrs. Beinkafner seconding the motion. All ayes on the vote.

MOTION: Mr. Wilkin made a motion to *grant contingent final approval* with the following conditions:

- All maps and mylars
- Any required fees

Mrs. Beinkafner seconded the motion. All ayes on the vote.

It was indicated that the owner's signature would be required on the final maps and mylars. *The applicant was granted final approval. Final maps and mylars will be submitted for signature by the Chairperson.*

OLD BUSINESS

Messina and Sons Lot Line Revision (Orchard Drive) SBL# 101.1-6-4.311

Mr. Meluso submitted the lighting plan for the site plan portion of the application. (Ms. Mayle arrived at 8:15 p.m.). Ms. Hilbert stated Mr. Meluso was before the board for the Lot Line Revision, SEQRA was completed and there was no public input from the public hearing. Mr. Meluso stated they are here tonight to get final approval on the Lot Line, so that they can keep the integrity in the real estate transaction before it disappears.

MOTION: Mr. Wilkin made a motion to *grant preliminary approval* on the Lot Line Revision between 5 Orchard Drive and A. Messina & Sons. Ms. Mayle seconded the motion. All ayes on the vote.

MOTION: Mr. Wilkin made a motion to *waive the final public hearing* with Ms. Mayle seconding the motion. All ayes on the vote.

MOTION: Mr. Wilkin made a motion to *grant contingent final approval* with the following conditions:

- All maps and mylars
- Any fees that need to be paid

Ms. Mayle seconded the motion. All ayes on the vote.

The applicant received final approval on the Lot Line Revision portion of the application.

Orchard Heights-Proposed 8 Lot Subdivision (Palazzo Lane) SBL#95.1-7-29.314

Mr. William James was present to represent the applicant. Ms. Hilbert stated that the board would be reviewing Part III of the Long Form EAF. Mr. Clouser passed out copies to the Planning Board members and went over Part III "Evaluation Of Importance Of Impacts." (Copy attached). Ms. Mayle asked about the driveway construction. Mr. Clouser responded that the driveway construction has to be built according to the plans, and they would have to have some special erosion control measures, because of the slopes.

MOTION: Mr. Wilkin declared the Plattekill Planning Board take Lead Agency with Ms. Mayle seconding the motion. All ayes on the vote.

MOTION: Mr. Wilkin declared this an unlisted action with Ms. Mayle seconding the motion. All ayes on the vote.

MOTION: Mr. Wilkin made a motion to declare this a **negative declaration** based on the following: that the documents were reviewed along with the acceptance of Part III of the SEQRA (see file for Part III of the Long Form EAF). Mrs. Beinkafner looked at the map to see where the soil remediation area was located. Mr. Clouser stated that the soil would be encapsulated on each lot, a warning barrier will be put on top of the soil with a six inch area of new top soil to prevent future contact by human activity. Mr. Clouser stated there has to be a deed restriction on the place where the soil is encapsulated. Ms. Mayle seconded the motion. All ayes on the vote.

There was a determination to set this project up for a public hearing for December 10th. 2013. Clerk will send the file to the Ulster County Planning Board for review.

MML Homes-Proposed 27 Lot Subdivision (Crescent Ave.)SBL#95.1-3-8.1 (adopt Negative declaration)

Mr. Michael Moriello was present, as the legal representation for the application along with Ryan McGuire of KC Engineering. Mr. Clouser, Planning Board Engineer went over Part III of the Long Form EAF. Page 6 of Part III, strike section "*No response to the Applicant's request for information was provided by the ambulance service.*" Also, revised next paragraph as follows: *The additional residents will be served by the Town's existing recreational facilities. Recreation fees will also be paid to the Recreation Trust Fund to assist in the expansion of the Town's recreational facilities in the future.*"

The Planning Board members went over the Negative Declaration Resolution, and the following corrections were made:

- Add, Town Of Lloyd after Town of Plattekill
- Change KC Engineering to Crescent Avenue Realty LLC
- Delete section "Now Therefore" and add after The Plattekill Planning Board, "*after circulating the notice of lead agency to interested and involved agencies including the Town of Lloyd, declared itself "Lead Agency" as defined in SEQRA with respect to a coordinated review of the Project pursuant to SEQRA with the Town of Lloyd, which was conducted on July 30, 2010; and...*"
- Change Now therefore be it resolved by the members of the Plattekill Planning Board as Lead Agency, after thoroughly analyzing all the information, facts and conclusions

contained in the EAF, and based further upon the Board's knowledge of the area surrounding the Project, all the representations made by the Applicant in connection with the Project, including the completion of Part II "Project Impacts and Their Magnitude" and additional finding which necessitated preparing a Part III of the EAF "Evaluation of Importance of Impacts (see attached)," finds that implementation of appropriate mitigation will reduce the Project's impacts."

Mr. Moriello stated that he would file the "ENB." There was a determination to schedule this application for a public hearing for December 10, 2013. A copy of the file will be sent to the Ulster County Planning Board for review. The applicant will provide a copy of the Stormwater Pollution Prevention Plan along with the map.

The applicant will be scheduled for a public hearing for December 10th. 2013

MINUTES

The minutes were tabled until the next meeting.

DISCUSSION

Extension Letter for Fosler Road LLC

The Planning Board members reviewed the extension letter from Mr. Moriello representing Fosler Road LLC for two 90 day periods.

MOTION: Ms. Mayle made a motion to issue an extension for *conditional final approval* for two successive 90 day periods as requested by Fosler Road LLC, with Mrs. Beinkafner seconded the motion. All ayes on the vote.

Mr. Wilkin passed out information on Cell Towers that received from the Ulster County Planning Department

ADJOURNMENT

MOTION: Ms. Hilbert made a motion to adjourn with Ms. Mayle seconding the motion. All ayes on the vote.

The meeting adjourned at 9:30 p.m.

Respectfully submitted by Susan Bolde, Planning Board Clerk

ADJOURNMENT

MOTION: Ms. Hilbert made a motion to adjourn with Mr. Baum seconding the motion.
All ayes on the vote.

The meeting adjourned at 9:35 p.m.

Respectfully submitted by
Susan Bolde, Planning Board Clerk