

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

AUGUST 26, 2014

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

ROLL CALL: Chairperson, Cindy Hilbert, Darryl Matthews, Thomas Wilkin, Nathaniel Baum, Kathie Beinkafner, Judith Mayle (arrived at 7:45 p.m.) Richard Gorres

***MINUTES***

June 10, 2014

July 22, 2014

The June 10, 2014 minutes were tabled until the next meeting. The clerk will email the drafted minutes to the board members for review.

July 22, 2014

**MOTION:** Mr. Baum made a motion to approve the minutes with the following corrections: line three from top on first page change Towne's to Towne. Nine lines from the bottom of page one delete "then" and change "that there was" to "about."

***OLD BUSINESS***

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

Mr. Meluso was present to represent Mr. Messina and Sons on their site plan. Mr. Patton, the applicant's engineer on the project was also present. Mr. Meluso asked Ms. Hilbert if the board received comments from Mr. David Clouser. Ms. Hilbert indicated the board had not received comments from Mr. Clouser's office since Mr. Meluso's latest submittal. Mr. Meluso stated where they left off at the last meeting was preliminary approval, and the only thing they needed to discuss was the stormwater, and they are waiting for Mr. Clouser's comments. Mr. Meluso stated they revised the Stormwater Pollution Prevention Plan and Mr. Patton gave Mr. Matt Towne (from David Clouser's office) a seventy page document. Ms. Hilbert asked if Mr. Towne had gotten back to Mr. Meluso. Mr. Meluso stated they were late in submitting the document to Mr. Clouser's office. Mr. Meluso asked if they could be carried over until the next meeting, and could the board ask Mr. Clouser to have his comments to them for this week. Ms. Hilbert stated that the next meeting would be September 9<sup>th</sup>. and she would send Matt Towne and Mr. Clouser an email and just get an update from them to see if the comments would be available, and if not she would let Mr. Meluso know. Mr. Wilkin stated the board would tentatively put the project on for the next Planning Board meeting. Mr. Meluso stated they would use the same drawings for the next meeting. There was discussion regarding the fact that the primary was being held at the Town

Hall on September 9<sup>th</sup>. Ms. Hilbert asked the board if they should move the meeting to the Senior Center. Mr. Meluso stated that he would be o.k. with the board scheduling the meeting for September 16<sup>th</sup>. this would give him time to make any revisions before the meeting. Ms. Hilbert stated the next scheduled meeting after September 9<sup>th</sup>. would be September 23<sup>rd</sup>. It was agreed that the applicant would be scheduled for the September 23<sup>rd</sup>. meeting.

*The applicant is tentatively scheduled to appear before the Planning Board on September 23, 2014.*

**Lands of Rainieri proposed conservation subdivision (South Street)SBL#102.3-1-6.111**

Larry Marshall was present to represent the applicant. The Planning Board members reviewed the latest plan with a revision date of 7/23/14. Mr. Matthews indicated that the plans the Planning Board members received did not show where the septic tank was located for lot #2, but it is on sheet #1. Ms. Hilbert stated that the board is just waiting for the engineering comments from David Clouser's office for the plan and also for the SWPPP. Mr. Marshall stated since the last meeting, they did testing for the stormwater facilities and finalized the design for them. Mr. Marshall further stated that they also made the modifications that the Planning Board had requested regarding the driveways between lot #3 and #4. Mr. Marshall stated they finalized all the grading on the plans, all the details are on the plans now, as far as sewage treatment and septic systems. Mr. Marshall stated they anticipate some comments from Mr. Clouser. Mr. Matthews asked Mr. Marshall if he discussed with the Highway Superintendent what percentage of grade he wants off of the road. Mr. Marshall stated he did not speak to Mr. Wager directly. (Ms. Mayle arrived at 7:45 p.m.). Mr. Wilkin asked if the board needed any other sign-offs from the Highway Superintendent. Mr. Marshall responded that Mr. Wager had indicated his preference for this layout as opposed to the other layout. Mr. Marshall stated that there are a lot of details that will have to be worked on as far as setting up the conservation easement. Mr. Marshall stated that regarding lot# 3 and lot #4, they are proposing a joint stormwater facility, so that will be incorporated along with the easement that is along the entrance. Ms. Hilbert asked the board if they had any questions. Mr. Wilkin asked Mr. Marshall if the language would be spelled out for lots #3 and #4 regarding the joint stormwater facilities. Mr. Marshall stated they would provide a full easement across lots #4 and #3, it would be a mutual easement so that if #4 needs to enter onto lot #3 to maintain the facility they could do so. Ms. Mayle asked Mr. Marshall if he would identify the perimeter of the easements around the infiltration basins. Mr. Marshall stated he would do something so that they have plenty of room there, and they will incorporate the easements on sheet #1. Mr. Wilkin asked Mr. Marshall if the Town would have to inspect any of this stormwater on a yearly basis to make sure they are maintained. Ms. Mayle stated the code does talk about a Property Owner's Association and agreements that have to be drafted along with maintenance responsibilities, as part of the subdivision review and approval process. Mr. Marshall stated he thought the inspection of the stormwater facility would fall under property maintenance. Ms. Hilbert stated that she would reach out to Mr. Clouser to

see what the timeframe for his review would be. Mrs. Beinkafner asked Mr. Marshall if there was a list of allowed uses for the land? Mr. Marshall stated there would be documents that would be prepared, as far as maintenance of the area, that would also serve as a restriction document, restricting the conservation areas from certain uses. Mr. Marshall stated that Mr. Lockhart would like to restrict it to passive recreation. In summary, Ms. Hilbert stated that she would give Mr. Clouser a call and see what his timeframe would be in regard to having his comments to the board, and contact Mr. Wager concerning the 2% grade. Ms. Hilbert stated the board would put this application on for September 23<sup>rd</sup>.

*The applicant has been tentatively scheduled for the September 23<sup>rd</sup>. Planning Board meeting.*

## ***DISCUSSION***

### **Casa Del Caciocavallo Farms**

The Planning Board members looked over the information regarding the proposed business expansion of Fred and Cristina Destefano. The information consisted of a business proposal in written form, along with a copy of the tax map. After review and a short discussion it was determined that the Planning Board would wait for a recommendation from the Building Inspector.

## ***VOUCHERS***

Jason Shaw, Planning Board Attorney

Voucher-in the amount of \$40.00 to come out of the General Fund in response to an email from the clerk requesting clarification on a charge.

There was a determination to hold the voucher until it was determined whether or not the Planning Board was being charged for an inquiry.

Jason Shaw, Planning Board Attorney

Voucher-in the amount of \$100.00 which was charged to Fosler Road as an outstanding amount due.

There was a determination to contact the Billing Department for the original invoice.

## ***ADJOURNMENT***

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

The meeting adjourned at 9:00 p.m.

Respectfully submitted by Susan Bolde, Planning Board Clerk

