

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

JUNE 10, 2014

THE MEETING OPENED WITH A SALUTE TO THE FLAG BY CHAIRPERSON,
CINDY HILBERT AT 7:35 P.M.

ROLL CALL: Chairperson: Cindy Hilbert, Vice-Chairman: Richard Gorres, Thomas Wilkin,
Darryl Matthews, Nathaniel Baum, Kathie Beinkafner

Absent: Judith Mayle

Planning Board Engineer: David Clouser

MINUTES

May 27, 2014

MOTION: Mr. Gorres made a motion to accept the minutes as written with Mr. Baum
seconding the motion. All ayes on the vote

PUBLIC HEARING

Usher-proposed two lot subdivision (Tuckers Path)SBL#94.4-2-26.15

Mr. Usher was present and submitted the green cards, white receipts and the proof of publication for the public hearing. Mr. Gorres read the public hearing notice. The map was posted for viewing. Mr. Matthews reviewed the submitted white receipts and green cards along with the addresses of the neighboring property owners within five hundred feet. Ms. Hilbert asked if anyone had any questions or comments on this application. There was no one in the audience for this application.

MOTION: Mr. Gorres made a motion to close the public hearing with Mr. Matthews seconding the motion. All ayes on the vote.

Ms. Hilbert asked the Planning Board members if they had any questions or comments on this application.

MOTION: Mr. Gorres 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 Mr. Gorres seconding the motion. All ayes on the vote.

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

1. All maps and mylars presented in final form for signature
 2. All fees paid
- Mr. Gorres seconding the motion. All ayes on the vote.

The applicant will supply final maps and mylars for signature. The clerk will contact the Planning Board Engineer to see if all vouchers for this application have been paid.

OLD BUSINESS

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

Ms. Brooks was present to represent Mr. Paribelli along with Mr. Lou DuBois. Mr. Paribelli was also present. Revised plans were reviewed by the Planning Board members dated June 3, 2014. Ms. Brooks stated that they submitted a new letter from Mr. Christian Galesi dated June 2, 2014 regarding the sight easement (see file for letter). Ms. Brooks stated they submitted a separate document for the site distance easement. Mr. Wilkin indicated "site" should read "sight." Ms. Brooks stated they would make the changes. Ms. Hilbert asked Ms. Brooks if the modifications were made to the Road Maintenance Agreement. Ms. Brooks stated they submitted that at the last meeting, the only change that was made on the road maintenance agreement was the last revision date of June 3, 2014 was added to reflect the most current plan. Ms. Brooks indicated that Mr. DuBois had sent additional information to Mr. Clouser's office. Ms. Brooks asked Mr. Clouser if they had addressed all of the engineering issues. Mr. Clouser answered yes. Ms. Hilbert stated there were some issues with the stormwater, and Mr. DuBois did submit something to Mr. Clouser. Ms. Hilbert asked Mr. Clouser if those issues were addressed and corrected? Mr. Clouser stated yes. Ms. Hilbert asked if that was also true for the Notice of Intent? Mr. Clouser stated yes. Ms. Hilbert asked Ms. Brooks if the two notes were added to the plan that Mr. Wager, the Highway Superintendent had suggested. Ms. Brooks stated yes, she added the notes. Ms. Hilbert asked the Planning Board members if they had any more comments or questions. There was a question from Mr. Baum regarding whether an Agricultural Data Statement was required. Ms. Brooks stated if the property was in an Agricultural District or within 500 feet, they would have definitely done an Agricultural Data Statement. Mr. Gorres stated that the farm hasn't been active in over twenty years. Ms. Hilbert asked Mr. DuBois if he would send the corrected SWPPP and NOI to the Planning office so that they could be added to the Planning Board file. Mr. DuBois indicated he would do that. Ms. Brooks stated she would add the scale to sheet #4. There was a determination to make a motion for preliminary approval.

MOTION: Mr. Gorres made a motion to *grant preliminary approval* for the Paribelli three lot subdivision with Mr. Matthews seconding the motion. All ayes on the vote.

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

MOTION: Mr. Gorres made a motion to *grant conditional final approval* with the following contingencies:

1. Filing of the Road Maintenance and Sight Distance Easement along with the signed final plans and mylar
2. All final fees paid

Conditional Final approval granted.

DISCUSSION

Rocking Horse Ranch extension

Ms. Brooks stated she needed to ask for one more extension on Rocking Horse Ranch. Ms. Brooks stated he submitted building plans and is working with the Building Department, but he has not gotten a building permit as yet. Ms. Brooks stated the last extension is expired on June 14th. and she would ask for one more six month extension.

MOTION: Mr. Gorres made a motion to grant a six month extension for Rocking Horse Ranch. Mr. Baum seconded the motion. All ayes on the vote.

Orchard Heights Subdivision

There was a brief discussion regarding the attorney fees for this application.

Planning Board Attorneys

The Planning Board members discussed the idea of a new Planning Board Attorney, someone that worked closer to the area. Mr. Gorres suggested getting some Attorneys to come in and have the Planning Board talk to them. Some names that were brought up were: Rich Olson, Ron Blass, John Ryan and George Rodenhausen.

VOUCHER

Voucher in the amount of \$207.71 for a new digital recorder to record the minutes of the meeting. To come out of the Planning Board General Fund.

MOTION: Mr. Gorres made a motion to approve the voucher for payment with Mr. Baum seconding the motion. All ayes on the vote.

ADJOURNMENT

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

The meeting adjourned at 8:35 p.m.

Respectfully submitted by
Susan Bolde, Planning Board Clerk

