

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

FEBRUARY 24, 2015

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, Darryl Matthews, Judith Mayle

ABSENT: Kathie Beinkafner, Nathaniel Baum, Richard Gorres

MINUTES

February 10, 2015

MOTION: Ms. Hilbert made a motion to approve the minutes with the following changes;
Page two, change “at” to “out” and page six, change “Brooker” to “Strow”
Ms. Mayle seconded the motion. All ayes on the vote.

NEW BUSINESS

CellCo Partnership d/b/a Verizon Wireless site plan modification (1718 Route 44/55)SBL#94.4-3-5

Mr. Michael Moore of Young/Sommer LLC was present to represent the applicant. Mr. John McCauliffe, Engineer for the applicant was also present. Mr. Moore gave a brief summary of the proposal to the Board Members. Mr. Wilkin stated this application did not have to go to the Ulster County Planning Board for review per the signed agreement with the County (Table 3: Referral Submittal).The following items were discussed:

- Screening
- Applicant will provide a Lighting plan
- Contact the Town Supervisor regarding the Letter of Credit and License (per section of the code 110-41 (S) and (Q))
- Applicant will provide the size of the fuel tank and fuel source

The Planning Board members reviewed the Long Form EAF with the following corrections:

- Change Plattekill Fire Department to Modena Fire Department
- Page 7 # L- *hours of operation during operation- 24 hours (facility is unmanned and wireless services operate 24/7)*
- Page 8 #n-*will the proposed action have outdoor lighting? (lighting plan will be provided to the board)*

Page 2 February 24, 2015 Planning Board minutes

- Page 9 #E.1.-Land uses on and surrounding the project site-check “*rural*” (*non-farm*) “*forest*” and “*commercial*”.
- Page 10 #H iii-add *Shawangunk Scenic Byway*

Applicant will provide a complete application packet along with a revised Long Form EAF. *The applicant is tentatively placed on the March 10, 2015 agenda for continued review.*

S.L.W. Holdings LLC-proposed 3 Lot Subdivision (Prospect Road & Quaker St.)SBL#107.1-3-35.12

Mr. Jonathan Cella, Engineer for the project was present along with the applicant, James Bianco. Mr. Cella gave a quick overview. Mr. Cella stated they will provide another proxy statement authorizing him to represent the owner. There was discussion regarding the accurate acreage. Mr. Cella stated he would verify the acreage. Mr. Cella indicated that he would have Biologist, Michael Nowicki delineate the wetlands and provide a Habitat Assessment Report. Mr. Cella stated he has been in contact with the Ulster County Health Department and will resubmit maps when the delineation of the wetlands is completed. Mr. Cella asked the board if they would forward the application to the Town of Newburgh so that they can be notified. There was discussion regarding whether the property was in the Agricultural District or not. Mr. Cella stated it was a Residential District that was formally used as agricultural, it is now vacated and has been for over ten years. Mr. Wilkin asked Mr. Cella why he supplied the board with an Agricultural Data Statement. Mr. Cella stated there is active agricultural within the five-hundred feet. Mr. Cella added there is a horse farm there. Mr. Wilkin stated Mr. Cella should check with the County because the County just reviewed District 2, and this might not be in the Agricultural District any more. Ms. Mayle stated the map indicates this is in an Agricultural District, and if it is not, the map should be corrected. Ms. Mayle stated that it appears that there is a barn that is pre-existing which seems to be encroaching onto the public right-of-way. Mr. Cella stated it is pre-existing non-conforming and they would like to keep it there. Ms. Mayle stated the applicant would have to go to the Town, because it is encroaching on the Town right-of-way. Ms. Mayle added that she would also like to know if the barn is structurally sound. Mr. Cella stated they can submit a structural report on the barn. There was a determination to send a memo to the Supervisor regarding the pre-existing structure. A map and memo will be sent to the Highway Superintendent for his review of the pre-existing structure and sight distance for the driveways. The applicant’s representative will make the following revisions:

- Add tax and location map to the plan
- Take the lines off the road
- Show the center line
- Put in signature block

The Planning Board went over the Short Form EAF as follows:

Page 2 #8-*Are any pedestrian accommodations or bicycle routes available on or near site of the proposed action?* “No”

Page 3 February 24, 2015 Planning Board minutes

Page 2 #13-*The applicant's representative will provide a Habitat Assessment Report*

Ms. Mayle stated that Part II of the EAF should remain blank as the Planning Board would fill that section out.

The applicant's representative will make the necessary revisions.

ADJOURNMENT

MOTION: Ms. Mayle 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