

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

MAY 26, 2015

THE MEETING OPENED WITH A SALUTE TO THE FLAG BY VICE-CHAIRMAN, RICHARD GORRES AT 7:30 P.M.

ROLL CALL: Vice-Chairman, Richard Gorres, Thomas Wilkin, Kathie Beinkafner, Nathaniel Baum (arrived at 7:35 p.m.) Darryl Matthews, Cindy Hilbert (arrived at 8:45 p.m.)

PLANNING BOARD ENGINEER: David Clouser, Planning Board Engineer

ABSENT: Judith Mayle

MINUTES

May 12, 2015

MOTION: Mr. Matthews made a motion to approve the minutes as written with Mr. Gorres seconding the motion. All present voted aye.

OLD BUSINESS

Huckleberry Bluestone –proposed 9 Lot Subdivision (Huckleberry Turnpike)SBL#107.8-6-16 & 16.2

Mr. Stuart Strow of Brooker Engineering was present to represent the applicant. Mr. Clouser stated that he received the revised drainage plans and that in speaking with Mr. Strow, soil testing for the infiltration practices will be conducted prior to consideration of the subdivision final approval. Mr. Clouser reviewed his engineering comments dated May 25, 2015 as follows:

- Mr. Clouser stated they are looking for a change in the culvert size (per section of the Town code A117 road specifications, culverts spanning beneath Town Roads must be a minimum of fifteen inches in diameter)
- The Highway Superintendent should verify that ductile iron pipe is an acceptable material to use for the roadway culvert.

- Health Department re-approval will be necessary for the septic, because the approvals have lapsed.
- Mr. Clouser stated they were looking for final designs of the plans. The applicant just has some minor details to take care of.
- Mr. Clouser stated that they are looking for project truck traffic information for soil materials import.
- Mr. Clouser stated that the Planning Board had re-circulated for Lead Agency in 2012 and there are so many agencies involved now, he is suggesting that the Board re-circulate for lead agency along with the updated EAF and any other information that is pertinent for SEQRA. *On discussion:* The following agencies were discussed as involved agencies; *Ulster County Health Department, D.E.C., D.E.P. and Ulster County Planning Board.* Mr. Clouser stated that after the EAF is completed, then this can be sent to the Ulster County Planning Board, since land disturbance will exceed five acres.
- Mr. Clouser stated it has been some time since the public hearing was conducted and the Board would have to decide whether they would want to consider another public hearing, even though the general scope and layout of the subdivision has not changed since the original public hearing was conducted. *On discussion:* Mr. Wilkin stated the board can have a final public hearing if they feel it is necessary. Mr. Strow was amendable to having a final public hearing.

There was discussion regarding completing a new short form EAF. Mr. Clouser stated the Highway Superintendent should look at the curb cut and give his comments regarding the updated roadway and drainage design. Mr. Wilkin stated that since this would be a Town road, this would have to go to the Town Board to see if this road would be dedicated to the Town. There was discussion concerning establishing a Drainage District with the Town. Mr. Strow asked the Board when would be the appropriate time to submit paperwork to the Town Board. Mr. Wilkin stated after preliminary approval. Mr. Strow stated he would submit a new Short Form EAF (which would replace the old long form EAF). Mr. Wilkin stated the Board can review and complete SEQRA at the June 9th. Meeting and then the application would go to the Ulster County Planning Board for their comments. There was a brief discussion regarding the amount of fill that would be used on and around the septic systems. Mr. Strow stated that he would provide numbers for the Board in regard to the amount of fill that would be used.

The applicant will complete the Short Form EAF which the Board will review on June 9th. The project will then be sent up to the Ulster County Planning Board for their review and comment.

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

Mr. Jonathan Cella was present to represent Mr. Keyer, the prospective owner, who was also present. Mr. Cella gave an update to the Planning Board members and indicated he received an email from Anthony Puccio of the Ulster County Department of Health indicating he had reviewed the septic disposal systems and it met the criteria required by the NYSDOH. Mr. Cella indicated they provided the soil testing results to the Planning Board, and everything is well below the limits. Mr. Clouser asked Mr. Cella who did the sampling?. Mr. Cella stated he did the testing. Mr. Clouser stated Mr. Cella should submit a letter to the Planning Board stating he conducted the soil sampling per the Ulster County Health Department's requirements. Mr. Cella indicated he completed the SWPPP revisions that Mr. Clouser requested. Mr. Cella stated that he thought they had addressed everything at this point and was hoping to be set up for a public hearing. Mr. Cella noted that they would be taking off four feet of the garage (block building) so the building would be on the applicant's property and not on the Town's right-of-way. Mr. Wilkin asked Mr. Cella if they would be taking four feet of the building along the whole line. Mr. Cella stated they show that on sheet #3. Mr. Wilkin asked if the electric box would be moved. Mr. Cella stated they would be moving the panels on the face of the building. Mr. Wilkin stated there was a verbal discussion with the Building Department in regard to the building and that by taking that wall off and moving it back four feet, the Building Department would require a variance and a structural engineer would be required to review the building and Mr. Cella would have to apply for a demolition permit. Mr. Keyer stated time is of the essence for him. Mr. Wilkin stated he understands, but he is concerned about the proper protocol. Mr. Cella stated since it is a pre-existing structure, why would they need a zoning variance, it is already over the line, they are just making it better. Mr. Keyer stated they could move on with the application and if he has to knock the building down, he will knock it down. Mr. Cella stated that he could revise the plan so that the building is shown beyond the fall down zone and once they go for a building permit, if they need to get a variance then they will. Mr. Wilkin stated he thought that they could go through SEQRA and maybe they can have a public hearing, but they still need to do some research on whether a variance is required. Mr. Cella asked if he would have to submit anything for the public hearing. Mr. Clouser stated he would like to have the sight distances on the plans. Mr. Cella stated they could submit the plans and the letter which was requested for the soil testing. Mr. Wilkin stated that the Planning Board could ask the Building Inspector to give them a written comment letter on whether a variance would be required for the block building. Mr. Cella stated in most towns if the building is pre-existing non-conforming, you don't need to get a variance unless you are increasing the degree of non-conformity, which they are not doing, they are decreasing it. Mr. Wilkin stated Mr. Cella is changing the footprint of the building. Mr. Gorres stated he would call the Building Department in the morning. Mr. Clouser stated Mr. Cella should read section of the code 110-62-65 and call the Building Department. Mr. Wilkin stated talking to the Building Department is fine,

but the Planning Board should have something in writing. Mr. Gorres stated the applicant is trying to make it more conforming, and the Planning Board is making them get a variance, something doesn't seem right about that. The Planning Board reviewed and completed Part II of the Short Form SEQRA.

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

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

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

Mr. Wilkin stated he is o.k. with setting up a public hearing, but he wants to know an answer one way or another whether they would need a variance on this building and when the variance is required. Mr. Gorres stated the variance has to appear on the plans as a note. Mr. Cella stated worse case if they need a variance, the Board could approve the map showing the building is to be removed, and then they would go to the Zoning Board after that. Mr. Wilkin stated they would have to see how the public hearing turns out, because that could change everything also. Mr. Wilkin stated that Mr. Cella could address the issue at the public hearing that they are proposing to move that building back four feet. Mr. Wilkin asked Mr. Cella when they are moving the building back are they moving the roofline back too? Mr. Keyer stated they would do something aesthetically to it. Mr. Cella stated they would have to read the zoning code on that. Mr. Wilkin stated that is another question for the Building Department.

The applicant is scheduled for a public hearing for June 9th.

DISCUSSION

Letter from Doce Engineering regarding Shawangunk Estates and DiMartino Subdivisions

The Planning Board members reviewed the letter from Mr. Doce regarding the update on both the Shawangunk Estates Subdivision and the DiMartino Subdivision. Mr. Gorres stated a letter should go out to Mr. Doce in regard to the DiMartino Subdivision indicating the well testing was not done per the protocol agreed upon and would have to be redone. There was a determination that the Board would like an update from Mr. Doce at a Planning Board meeting regarding the Shawangunk Estates Subdivision.

Gateway Meeting with the Ulster County Planning Board re:

The Greater Hudson Valley Family Health Center, Inc. (24 Old Firehouse Rd)
SBL#107.8-8-6

Mr. Wilkin discussed the possibility of having a meeting with the applicant and the Ulster County Planning Board along with agencies that may be involved in the project for input on the project. There was a determination from the Planning Board members to wait about planning a gateway meeting with the Ulster County Planning Board until the project came back again before the Board for review with a more substantial plan.

Highway Superintendent Specifications

Mr. Matthews brought up the Highway specifications memo for discussion with the Planning Board members. The Board members discussed the width of the Town roads.

VOUCHERS

David Clouser, Planning Board Engineer

Amount	Applicant	Motion made & seconded	
\$128.00	Hudson Valley Flyers Club	Mr. Gorres/Mr. Baum	all ayes
\$153.60	Rainieri Sub/Site Plan	Mr. Gorres/Mr. Baum	all ayes
\$204.80	Cellco Partnership	Mr. Gorres/Mr. Baum	all ayes

Increase escrow for Hudson Valley Flyers Club in the amount of \$1,000.00

MOTION: Mr. Gorres made a motion to increase the escrow of Hudson Valley Flyers Club 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 9:15 p.m.

Respectfully submitted by
Susan Bolde, Planning Board Clerk