

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

MAY 12, 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 8:50 p.m.) Darryl Matthews

PLANNING BOARD ENGINEER: David Clouser, Planning Board Engineer

ABSENT: Judith Mayle, Cindy Hilbert

MINUTES

April 28, 2015

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

OLD BUSINESS

Trans-Hudson Management Corp. for Dunkin Donuts (Route 32)SBL#101.1-1-11

Mr. Justin Dates from Maser Engineering was present to represent Trans-Hudson Management Corporation for the construction of a Dunkin Donuts. Mr. Dates updated the Board, stating that since the last presentation, in which the Board came up with additional variances, they did a detailed review of the code and came up with the plans that are presented tonight. Mr. Dates stated he presented the variance requests to the Zoning Board and was asked to do a coordinated review to make sure the Planning Board was on board with the additional variances and site plan changes. Mr. Dates went over the variance requests with the Planning Board members as follows;

- The BD zoning district requires a minimum lot area of 40,000 square feet, the entire existing parcel is 18,261 square feet, so they would require a variance for the lot area.
- The BD 40 has 200 feet for lot depth. There is 113.65 feet existing, so a lot depth variance would be required. *On discussion*: Mr. Wilkin asked Mr. Dates if he found out anything regarding the strip of land that was intended to be conveyed back to Sis's Twist. Mr. Dates stated that they would file an amended deed to incorporate that strip of land in the current deed. Mr. Wilkin stated that the strip would give Mr. Dates more road frontage, but, on the corner lot, it is considered two front yards. Mr. Wilkin stated

Mr. Dates would require a lot depth variance for both front yards. Mr. Dates stated that lot frontage would be measured from where the access is. Mr. Clouser stated that lot depth is measured on both front yards in a subdivision only.

- The code reads that this area is open space between the principal building and the nearest lot line and is unoccupied and unobstructed from the ground upward. The proposed project has parking and loading areas and sidewalk improvements in the required yards. Mr. Dates stated they have parking, sidewalks, loading area, dumpster, existing shed and propane tanks, they would need a variance from all of those, so they would be allowed in those spaces. Mr. Dates stated that a lot of this is pre-existing, and they are making changes to the site to reduce some of the other variances, while maintaining the other standard of the code.
- The existing shed and proposed dumpster enclosure are less than the required ten feet setback from the rear lot line and will require a variance.
- Loading area for the code is 60' by 12' they are proposing a 58 ½' by 8' loading area. Mr. Dates stated they have made the by-pass lane 12 feet, per Mr. Clouser's comment, but in turn it modified where they would have their loading area. Mr. Dates stated the other question the Board had is what kind of trucks would be used. Mr. Dates stated that he provided the Board with a letter from Duncan Cameron, Director of Construction/Facilities who indicated any and all deliveries by their vendors would be limited to and would not exceed a 30' truck size. Mr. Wilkin asked Mr. Dates if the box itself was 30'? Mr. Dates indicated bumper to bumper it would be 30'.
- Planting strips are required to be 20' from the paving edge of the public thoroughfare or adjoining property line. Mr. Dates stated they are taking away some pavement and pulling the parking in. Mr. Dates stated they are doing quite a bit of condensing of the paved area. They had a meeting with D.O.T. on site just to look at the existing access in and out of the facility. They are twenty feet wide and they need to narrow them down to 16 feet to meet D.O.T. standards. Mr. Gorres asked Mr. Dates if it would be one entrance and one exit. Mr. Dates indicated the entrance way and exit area would still function as it currently does.
- The code requires the off-street parking areas to be paved in accordance with Town road specifications. Mr. Dates indicated the site is an existing commercial site with paved parking and drive aisles in good condition. Mr. Dates stated they are dealing with a commercial site here and the paving is in good condition, they have had traffic and prior deliveries to the existing site. They would be looking to maintain the existing pavement.

Mr. Wilkin asked if Mr. Dates could do a core test, to see what was underneath the existing pavement. Mr. Dates stated they could look into doing the core samples.

- Currently, the site has five signs; the pylon sign on the southeast corner, the building mounted sign over the entrance door, two entry signs, one on the north of the entrance and south of the exit, also the existing menu board. Mr. Dates stated there are five total signs, 99 square feet in total. They would be looking to maintain and reface the existing pylon sign. Mr. Gorres asked Mr. Clouser if the menu board would be considered a sign. Mr. Dates read section of the code 110-17. It was indicated that the menu board would be considered a sign. Mr. Dates stated the proposed project would be seeking a total of eight signs. Mr. Wilkin asked Mr. Dates if Dunkin Donuts had a catalogue of signs that would meet the code. Mr. Gorres added that if Dunkin Donuts had a monument sign that would be lower to the ground, people would still see it. Mr. Dates showed the Board additional signage from the catalogue and described each sign that Dunkin Donuts would be proposing to use. Mr. Clouser stated that the catalogue signs should be in color for the Board's review and the building elevations should be shown.

Mr. Wilkin asked what type of lighting would be used. Mr. Dates indicated LED lighting would be used. Mrs. Beinkafner asked Mr. Dates what was the width of the loading dock. Mr. Dates indicated the width would be eight feet. Mrs. Beinkafner asked Mr. Dates how wide the trucks were. Mr. Dates indicated the width of the trucks was eight feet. Mr. Dates stated that deliveries would be at off peak hours. Mr. Gorres stated that the Planning Board would send a memo of recommendation to the Zoning Board for the variances. Mr. Dates asked the Planning Board members if they would be looking for signage reduction. Mr. Gorres stated that the Town, in the business district, is trying to have uniformity in the signs, which are monument signs. Mr. Dates indicated Wi-Fi would be in the building.

The applicant is scheduled to appear in front of the Zoning Board of Appeals for the variance requests.

NEW BUSINESS

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

Mr. Anthony Mariani, Director of New Projects & Initiatives was present as the representative for The Greater Hudson Valley Family Health Center. Mr. Mariani explained that this was the first time in front of the Planning Board and they have been looking at the Plattekill location for over six years. Mr. Mariani stated because of their 501C (3) status they have a set of requirements to provide to the State and Federal Government and when they go in a new location they have to submit a certificate of need to show that there is a need for primary care services in that area. Mr. Wilkin asked Mr. Mariani if they based the need on the percentage of minority groups in the area. Mr. Mariani stated the designation is based on some low income

data, but it is also based on the amount of providers to the actual population as well. Mr. Wilkin asked Mr. Mariani if they would be looking for some type of tax break or IDA money. Mr. Mariani stated they are not looking for any pilot programs, but as their designation they will be submitting to be taken off the tax rolls. Mr. Mariani stated the last building they built was in the City of Newburgh, and that was a homeless shelter. Mr. Jason Lichwick, Project Manager from Manuto Architecture stated they are looking to put in a 3,500 square foot facility located on NY State Route 32 and Old Firehouse Road. Mr. Lichwick stated they are planning on the least amount of disturbance to the area, and have met all the setback requirements. Mr. Lichwick stated they are proposing an employee only parking along with a separate patient parking. Mr. Wilkin asked Mr. Lichwick where would the deliveries be made? Mr. Mariani stated there would not be much in the way of deliveries. Mr. Wilkin asked if UPS or FedEx would be making deliveries and what parking lot would they use? Mr. Lichwick stated deliveries would be made in the employees parking area. Mr. Wilkin stated it looks like it would be tight getting a truck to turn around in the employees parking area. Mr. Wilkin stated there is more room to turn around in the patient parking area. Mr. Gorres stated that it looked like there was plenty of room there for a van to turn around. Mr. Lichwick stated they were advised to go to the Planning Board and discuss where they are in the process at this time, to just get the ball rolling, this is not a full submission at this time. Mr. Wilkin asked where the well and septic system was located on the plan. Mr. Wilkin asked what the hours of operation would be. Mr. Mariani stated the hours would be 9:00 a.m. to 5:00 p.m. Mrs. Beinkafner asked if this would be like an urgent care facility? Mr. Mariani stated no, if in two years they feel there is more of a need for more specific services, then they would stay open late one day a week. Mr. Lichwick stated that they are working with their engineer to place the septic leach field underneath the parking area. Mr. Clouser stated Ulster County doesn't allow that. Mr. Clouser stated other Counties do allow it, but not Ulster County. Mr. Mariani stated that was good to know. Mr. Lichwick stated they were told by their engineers that would be possible. Mr. Clouser stated maybe something had changed and that Mr. Lichwick could contact Shelly Mertens of the Ulster County Health Department. Mr. Clouser stated that Mr. Lichwick should take a look at the trees on the site, and see what could be saved. (Mr. Baum arrived at 8:50 p.m.). Mr. Lichwick stated they would like to save most of the trees that are along Route 32. It was determined that trees over twelve inches should be documented on the plan. Mr. Lichwick stated solar panels were an option at this point. Mr. Wilkin stated the trees along Route 32 should not block the solar gain. Mrs. Beinkafner asked Mr. Lichwick if he would be doing a Habitat Assessment Study. Mr. Lichwick stated there was nothing that came up on the D.E.C. mapper, just some wetlands across the street. Mr. Wilkin stated the project would have to be referred to the Ulster County Planning Board.
The project will be scheduled on a Planning Board agenda when the initial engineering review comments are responded to.

ADJOURNMENT

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

The meeting adjourned at 9:10 p.m.

Respectfully submitted by Susan Bolde, Planning Board Clerk

