

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

OCTOBER 27, 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, Kathie Beinkafner, Nathaniel Baum, Darryl Matthews, Richard Gorres

Absent, Judith Mayle,

MINUTES

September 22, 2015

October 13, 2015

MOTION: Mr. Matthews made a motion to accept the September 22, 2015 minutes as amended with Mr. Gorres seconding the motion. All ayes on the vote.

MOTION: Mr. Gorres made a motion to accept the October 13, 2015 minutes as amended with Mrs. Beinkafner seconding the motion. All ayes on the vote.

OLD BUSINESS

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

Justin Dates of Maser Consulting was present to represent the applicant. Mr. Dates went over the variances that were granted by the Zoning Board of Appeals on July 9, 2015 (see file for the Zoning Board of Appeals Resolution). Mr. Dates presented an architectural design of the Dunkin Donuts building for the Planning Board to review. Mr. Wilkin stated that Dunkin Donuts has more than one style of building to choose from, he would prefer that it looked more like a residential dwelling. Mr. Gorres stated he was fine with the design. After a brief discussion it was determined that the design that was presented was acceptable. The following items were discussed;

- Architectural Design

- Landscaping (stockade pressure treated fence added along the property line per ZBA public hearing) evergreens would be planted along the property line, and the dumpster enclosure at approximately four feet in height. Additional vegetative screening in the rear of the site.
- Sidewalk (Mr. Dates met with Dave Corrigan of State DOT. The sidewalk will go along State Route 32, from Molson Blvd. to the Dunkin Donut property line.)
- Lot serviced by existing well and septic- A 630 gallon capacity dry well is located on the northwest corner of the property. Mr. Dates stated they are looking at 350 gallons per day, 19 gallons per day per seat (14 seats with drive-thru). Mr. Dates added that the DEC standards are 25 gallons per day per seat. Mr. Clouser asked Mr. Dates if he had perk rates. Mr. Dates stated it was seven gallons a minute. Mr. Clouser asked Mr. Dates about the size of the grease trap. Mr. Dates stated it was inside and was approximately seven feet in diameter. Mr. Dates stated that right now the septic system is half under the building and half out, so that is getting removed and they are putting in a new septic tank. Mr. Clouser asked Mr. Dates what Mr. Dates would have to do to get the Ulster County Health Department's approval on this. Mr. Dates indicated he would submit a commercial septic application to them and the Health Department would be doing a yield quality test on the existing well. Mr. Dates stated right now the existing site has a chlorinated water system within the facility and the Health Department indicated they would most likely look for a UV system for treatment, but they will have testing done to tell them what requirements would be needed. Mrs. Beinkafner asked Mr. Dates what the distance was between the well and the dry well? Mr. Dates indicated it was one-hundred and thirty feet.
- Lighting-LED Lighting will be used, sixteen foot high fixtures, full cut-off. Mr. Dates stated one would be on either side of the parking and one in the rear. Mr. Dates will provide Mr. Clouser and the Planning Board file with a copy of the catalogue sheets and photometric grid.
- Traffic-Mr. Dates submitted a Preliminary Traffic Evaluation dated September 22, 2015 from Philip Grealy, Ph.D. P.E. Mr. Dates stated the existing counts were done in June before school was let out. Mr. Clouser stated it looked like only p.m. counts were done. Mr. Clouser stated the a.m. would be twice the business in fast food. Mr. Clouser asked Mr. Dates to provide more detail and data on how Mr. Grealy came up with the results. Mr. Clouser asked Mr. Dates to provide traffic information on similar size Dunkin Donuts. Mr. Dates indicated he would get the additional information to the Planning Board. Mr. Clouser stated that the DOT would need to be involved. Mr. Dates asked the Board when they would be able to circulate to the DOT. Mr. Clouser stated they could circulate when the information comes back from Mr. Grealy. Mr. Clouser stated

that a note should be put on the plan in regard to restricting the delivery trucks to thirty feet. Mr. Dates indicated he would also add the commercial business note (110-12) to the map. Mr. Clouser stated the AG Data Statement and AG Notes should be added to the map.

The applicant will provide additional information on the traffic and make additional revisions to the map.

Liberty View Farm Site Plan (Crescent Ave.)SBL#95.1-7-16.2

Ms. Brooks was present as the representative for the applicant. Mr. VanRoestenberg was also present. Ms. Brooks stated the only thing that was outstanding from the public hearing at the last meeting was the fact that Mr. Frank, Attorney for Mr. VanRoestenberg was going to supply the Planning Board with proof of the affiliation between Diana Merenda and Azlan Ahmad and Billiam VanRoestenberg. Ms. Brooks added that a letter was submitted to the Planning Board by Mr. Frank on October 22, 2015 which basically confirmed the ownership, operation, arrangement and agency relationships of the parties. There was discussion regarding providing documents, which were not submitted with Mr. Frank's letter. Ms. Brooks stated she would get copies of the supporting documentation and submit them to the Planning Board for their file. Ms. Brooks stated she investigated the fact that the NY State Postal Service does have a regulation that the Post Office cannot return the item back to the sender until they have tried delivering it for fifteen days. Ms. Brooks stated it was eleven days from when she mailed the legal notices, the Town Code requires five days notification. Ms. Brooks stated there was an adjoining landowner who was concerned over the fact that he was seeing headlights (Ms. Brooks showed the Planning Board members the location of Mr. Haeser's property). Ms. Brooks stated that Mr. Haeser may see some headlights in regard to the farming operation. Ms. Brooks stated Mr. Clouser brought up the distance between the house and the property line. Ms. Brooks stated that from the stoop of the house to the property line it is 19.9 feet and in the front corner, it is 25 feet. Ms. Brooks stated that subsequently they did receive two letters from adjoining neighbors; one dated October 15, 2015 from Mr. Marinesco and the other dated October 27, 2015 from Mary Jean and Gene Knudsen. Ms. Brooks stated that they had concerns regarding the Yurt, which they had not been aware that had been removed from the application. Ms. Brooks stated that Mr. Marinesco is alleging that there are four different rooms that are being rented out and a Yurt for up to twelve guests. Ms. Brooks stated that she went on the Liberty View Farms and B & B site that Mr. Marinesco was referring to and the Yurt is not listed on anything. Mr. VanRoestenberg stated he has three bedrooms in the house and sleeps in one of them. Ms. Brooks stated they have an application before the Board for a Bed & Breakfast for two bedrooms in a three bedroom home. Ms. Brooks stated once he gets approved for that, if anyone thinks he is doing something beyond that, there is an enforcement availability. Ms. Brooks indicated Mr. Marinesco said there was eleven rooms available to rent between Liberty View Farm and The Elixir Spring House (346 Crescent Ave.) Ms. Brooks stated that 346 Crescent Avenue has been before the Planning Board, they are not part of this application and not the same property. Mrs. Beinkafner asked Ms. Brooks how far the

shed that is on Mr. Knudsen's property is away from the Yurt? Ms. Brooks stated the Yurt is thirty feet from the property line, and Mr. Knudsen's shed is further South and approximately 35 to 50 feet from the line.

MOTION: Mr. Gorres made a motion to approve 340 Crescent Avenue for a two bedroom Bed & Breakfast with the following contingencies:

1. Provide a copy of supporting documentation in regard to the Liberty View Farm LLC
2. All maps and final fees paid

Mrs. Beinkafner seconded the motion. All ayes on the vote.
The applicant will submit final plans for signature after the contingencies are met.

DISCUSSION

Lacouette-proposed four lot subdivision on Forest Rd., and Kings View Highway

Ms. Brooks was present to represent the applicants. Ms. Brooks stated that the property was located on the Westerly side of Forest Road and Easterly side of Kings View Highway. Ms. Brooks stated that the applicant is looking to build four building lots and working the remainder of the property as an agricultural farm. Ms. Brooks stated that this would require a private road in excess of the Town allowance. Ms. Brooks stated she wanted to discuss this with the Planning Board to see if this roadway length could be waived. Mr. Wilkin stated that in a private road, all lots have to enter on to the private road. Ms. Brooks stated that is what is shown. Mr. Wilkin stated he did not think that there was a limit to a road length on a private road. Ms. Brooks stated that she would do some more investigating and discuss the application with Mr. & Mrs. Lacouette.

Proposed Dollar General Site Plan Modification (Route 32) SBL#107.8-6-4

Mr. John Joseph, of Southern Realty & Development LLC was present, along with Mr. Medenbach from Medenbach & Eggers. Mr. Joseph explained to the Board that it was determined by the Building Department that they would have to go before the Planning Board. Mr. Joseph indicated they kept the landscaping, the well, in the same place, the only thing that is changing is the reduction in the impervious area, the septic system and the reduction of the lot coverage. Mr. Joseph stated every other detail is the same that was previously approved. Ms. Hilbert explained that the Director of Planning in Ulster County would be willing to do a gateway meeting, if Mr. Joseph was interest, he could get in touch with Dennis Doyle, of the Ulster County Planning Board. Mr. Medenbach started that he didn't feel the need for one because it was a site plan modification. Mr. Joseph stated that they have a building permit. Mrs. Beinkafner stated that the building

permit is not for the present building. Mr. Joseph agreed. Mr. Joseph stated that it is a modification to a site plan. Mr. Joseph indicated that they moved all the parking to the front and pushed the building back. Mr. Wilkin stated that D.O.T. would have to look at it. Mr. Joseph stated that he would resubmit it to D.O.T. Mr. Wilkin stated that a tax map and approval block should be added to the map. Ms. Hilbert asked if there was any changes that would affect the SWPPP. Mr. Medenbach stated they would update the SWPPP and submit that to Mr. Clouser. Mr. Clouser asked Mr. Medenbach if they would be doing something different with the lighting they should show that. Mr. Medenbach stated it is the same lighting, which is not LED lighting. Mr. Wilkin asked Mr. Joseph if he would be going to LED lighting? Mr. Joseph stated they are time sensitive, so they are trying to keep the changes to a minimum. Mr. Wilkin asked Mr. Joseph to provide the Planning Board with a few options as to what type of signage Dollar General has and the building profile. In summary;

- Re-submit to D.O.T.
- Show the building plan
- Landscaping
- Lighting
- New SWPPP

The applicant will submit revised plans and supporting documentation and be scheduled for the November 10, 2015 Planning Board meeting.

ADJOURNMENT

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

The meeting adjourned at 10:00 p.m.

Respectfully submitted by
Susan Bolde, Planning Board Clerk