

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

DECEMBER 8, 2015

THE MEETING OPENED WITH A SALUTE TO THE FLAG BY CHAIRPERSON CINDY HILBERT AT 7:30 P.M.

ROLL CALL, Chairperson, Cindy Hilbert, Nathaniel Baum, Judith Mayle
Darryl Matthews, Richard Gorres, Kathie Beinkafner

Planning Board Engineer: Matt Towne of David Clouser & Associates

Absent: Thomas Wilkin

MINUTES

November 10, 2015

MOTION: Mr. Gorres made a motion to accept the minutes with correction to the section, block and lot of the Lot Line Revision. Mr. Matthews seconded the motion. All ayes on the vote.

PUBLIC HEARING

Strongman/Palmateer Lot Line Revision (South St.)SBL#102.1-6-25.1 & 25.2 & 26 & 27.2

Ms. Brooks was present to represent the applicant. Ms. Hilbert read the public hearing notice. Ms. Brooks presented the proposal to the audience and Planning Board members. Ms. Hilbert asked if anyone in the audience had any questions or comments. Mr. O'Brien went up to take a look at the map. Ms. Brooks showed Mr. O'Brien where the lot lines were proposed. Ms. Brooks brought up the fact that she felt that this application was a lot line revision and not a subdivision. Ms. Brooks stated she is not creating any new lots, just making improvements on them. The board members were polled and the consensus was that this would be classified as a lot line revision.

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

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

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

MOTION: Mr. Gorres made a motion to grant final approval contingent on all final fees

paid, maps and mylars. Mr. Baum seconded the motion. All ayes on the vote.

Final maps will be submitted for signature along with two mylars.

OLD BUSINESS

Emily Estates 4 Lot Subdivision (Freetown Highway) SBL#101.2-4-30.4

Mr. Brown was present as representative to the applicant. Mr. Brown stated they submitted revised plans dated 11/10/15 showing limits of the road work (they would be finishing off the 450 feet of roadwork) and they submitted a habitat assessment for the Box Turtle. Mr. Brown stated they would be looking for final approval, so that they can finish the road this year while the weather is good, and if they couldn't get to the top coat, they could bond that before they asked the Chairman to sign the mylars. Ms. Hilbert asked Mr. Towne if he had any comments. Mr. Towne went over his December 2, 2015 comments as follows;

- No revised EAF was submitted. *Mr. Brown stated they submitted a revised EAF which was revised at the last meeting.*
- It looked like a drainage ditch was going through lots # 16. *Mr. Brown stated there should be a driveway culvert on lot #16.*
- The silt fence is proposed for lot #11 and #12. *These lots already exist and a silt fence will be installed when these lots are developed.*

Ms. Mayle asked Mr. Brown when the silt fence would be installed. Mr. Brown indicated it would be installed when the lots are being built on. There was discussion regarding the box turtle and the fact that the silt fence would be extended around the perimeter of the site to keep the box turtles from entering onto the construction area.

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

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

MOTION: Mr. Gorres made a motion to grant final approval contingent on the following:

1. All final fees, maps and mylars
2. Note on the map for the silt fencing around the perimeter of the construction site.
3. Completion of 450 foot of roadway and the top coat or bonding if not able to finish the top coat this year.

On discussion: *Ms. Mayle stated the bond has to be approved by the Town Board and the amount has to be approved by the Town Engineer and Highway Superintendent. The Town Board would have to approve the form of the bond. This would be subject to a condition of the final approval.*

Mrs. Beinkafner seconded the motion. All ayes on the vote.
The applicant received contingent final approval.

Hudson Valley Flyers Club-Site Plan Modification (Freetown Rd) SBL#101.2-3-6.1

Fred Schindler was present to represent the Hudson Valley Flyers Club. The Planning Board members looked over a memo from the Town Board dated November 6, 2015, which indicated the Town Board passed a resolution to have the Supervisor contact Edmund Buckley of the D.O.T. concerning the need for D.O.T. to review the airport because of potential improvements to the runway. Edmund Buckley of the D.O.T. stated that would not involve the D.O.T. because it would not alter or realign the runway. The Town Board referred the matter back to the Planning Board. There was some confusion as to why a resolution was passed. One of the Hudson Valley Flyers Club members indicated the Town Board passed a resolution. Ms. Mayle asked if there was a copy of the resolution available to review. There was a determination that the resolution was just to authorize the Supervisor to contact the D.O.T. The Planning Board members reviewed prior minutes and memorandums from the Zoning Board indicating that the Hudson Valley Flyers Club was classified under Outdoor Amusement and Recreation (110-6 and 110-45), but after the codes were revised in 2005 the Hudson Valley Flyers Club did not fall under the current definition of a "club" because it limited activities to indoor recreation facilities. Ms. Mayle read a section of the Zoning Board of Appeals Resolution dated April 22, 1999 as follows;

1. The airpark is to be used by members and invited guests of the Hudson Valley Fliers Club and the runway shall be marked with "X"'s to denote that the airstrip is a private club.
2. The use of the airpark shall be limited to single engine fixed-winged aircraft only.
3. The engine horsepower of the aircraft using the airpark shall be less than 185 horsepower.
4. Flight training shall be prohibited.
5. Landing and takeoffs shall be limited to daylight hours only, pursuant to the limitations placed on recreational flying license with no nighttime operation

conducted Monday through Saturday sunrise to sunset and on Sunday from 7:00 a.m. to sunset. Ms. Hilbert stated it was a use that was allowable prior to a zoning change. Mr. Schindler stated right now all they want to do is put in 7 hangers and finish up grassing up that area. Ms. Mayle stated the problem is that the Hudson Valley Flyers does not fall under that definition anymore. Mr. Schindler indicated that the building and airport have already been approved. Ms. Mayle stated the problem is that the Hudson Valley Flyers Club is expanding a non-conforming use; that is what the Board is struggling with. Mr. Schindler asked if general business law 249 would override that. Ms. Mayle stated the Hudson Valley Flyers Club had to meet the zoning code, that is why they went to the Zoning Board of Appeals and then they had to get approved by the Town Board and D.O.T. under the business law. Ms. Mayle added that they still have to comply with the zoning code because the Hudson Valley Flyers Club is expanding under the Town zoning code. After further discussion, there was a decision that the Hudson Valley Flyers Club would be directed to the Zoning Board of Appeals for a determination as to what part of the zoning code they would fall under.

The applicant will be directed to the Zoning Board of Appeals for a determination.

Dollar General Site Plan (1280 Route 32) SBL#107.8-6-4

John Joseph and Barry Medenbach were present to discuss the Dollar General project. Mr. Medenbach stated he would like the Board to give the okay for the parking and the layout, and then they will go ahead and complete the drainage and the grading. Mr. Matthews asked Mr. Medenbach if he found any restrictions to the placement of the propane tank with the location of the school. Mr. Medenbach stated he hasn't found any restrictions. The Planning Board members went over Planning Board Engineer, Matt Towne's engineering comments as follows;

- The item #8 on the Short Form EAF should be listed as "yes" as public transportation service(s) are available at or near the site.
- Loading dock was discussed and asked to be moved. *Mr. Medenbach stated he didn't think they could move the loading dock to the back of the building because they have a big tractor trailer that needs to unload. Mr. Medenbach stated it is not a "dock" but a slab at grade, so the tractor trailer backs up and unloads.*
- Landscaping; The Board should determine whether adequate landscaping has been proposed. *Mr. Joseph stated he would have a one year warranty on all the plantings.*
- Building Rendering; the Board was polled and the consensus was that the Board was amendable to the rendering of the building as was presented. Mr. Medenbach stated there will be a small vestibule in front of the building (3 or 4 feet)

- Clearing limits; Clearing limits should be shown on the plan
- Commercial Business Notes. The note for the business in the BD-40 zoning district should be added to the plan. Mr. Medenbach stated section 110-12 E (1) was for flag lots. Mr. Towne stated he would look into that section of the code for commercial business notes.
- DOT approval; The Board should be shown a copy of the up to date DOT entrance drive approval. *Mr. Medenbach stated they need to amend the map because of the changes they have made and will re-submit it to DOT.*
- Propane Tank; Documentation should be provided showing the distance required for a propane tank from a school. *Mr. Medenbach stated he would investigate that further and have an answer for the Board.*
- Traffic, lighting, signage; The applicant will provide a traffic and lighting plan. Mr. Medenbach will check the signage to make sure it falls within the code.

Mr. Medenbach stated he would provide Mr. Clouser with the SWPPP for his review now that the Board is okay with the building and parking. There was discussion regarding completing SEQRA when the Planning Board Engineer has reviewed the drainage.

The applicant has been tentatively placed on the January 12, 2016 agenda for further review.

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

Mr. Joseph Minuta was present along with Mr. Jason Lichwick. Mr. Anthony Mariani was also present. Ms. Mayle recused herself for the discussion. Mr. Minuta stated since they were last before the Board they have done quite a bit with the plans;

- Provided an abundance of landscaping with evergreen coverage all year round
- Provided all the minimal setbacks that were discussed at the last Planning Board meeting excluding the lot depth which is pre-existing. *Mr. Minuta stated they would not need to go to the Zoning Board for variances for the setbacks. *The Planning Board members are okay with the 20 foot buffer for the parking.*
- The commercial note is on the plan, but will be put in a more conspicuous area on the plan

Mr. Minuta stated they had been to the Department of Health and they have given them a preliminary approval. Mr. Minuta stated they are in the process of responding to their comments.

Mr. Minuta stated they feel that the plan is substantially complete and they would be seeking a public hearing and review by the Ulster County Planning Board.

- Parking; The Board was polled and were amenable to the parking spaces being a bit over the allotment for the code.
- Temporary construction fence to be clarified on the drawing
- If there is an existing well or cesspool on the site, it should be de-commissioned
- UCAT would drop off at the corner. There is a crosswalk provided.
- Provide materials for the retaining walls. A note should be provided on the plan that it will be a concrete masonry structure.
- There are potential roosting sites for the bats, so tree clearing notes should be added to the plan. (October 31st through March 31st.)

Mr. Minuta asked the Board if they could schedule a public hearing and send the project to the Ulster County Planning Board for review and comment.
The application will be scheduled for January 12, 2016 and will be forwarded to the Ulster County Planning Board for their review and comment.

VOUCHERS

David Clouser, Planning Board Engineering review to come out of applicant's escrow

<u>Applicant</u>	<u>Amount</u>	<u>Motion/2nd.</u>
SLW Holdings Subdivision	\$993.60	Mr. Gorres/Mr. Baum
Ponessa Site Plan	\$519.35	Mr. Gorres/Mr. Baum

Jason Shaw, Planning Board Attorney to come out of applicant's escrow

<u>Applicant</u>	<u>Amount</u>	<u>Motion/2nd.</u>
Liberty View Farm	\$607.50	Ms. Mayle/Mr. Gorres

Jason Shaw, Planning Board Attorney to come out of Planning Board General Fund

<u>Applicant</u>	<u>Amount</u>	<u>Motion/2nd</u>
Hurds' Family Farm	\$630.00	Mr. Gorres/Mr. Matthews

RE-ORGANIZATIONAL MEETING

Chairperson position: Cindy Hilbert

Vice-Chairman position: Richard Gorres

Secretary position: Darryl Matthews

Planning Board Clerk: Susan Bolde

Planning Board Engineer: David Clouser

Planning Board Attorney: Jason Shaw

MOTION: Mr. Gorres made a motion to approve the appointments for the year 2016 with Mr. Matthews seconding the motion. All ayes on the vote.

Re-appointment to the Planning Board

Ms. Mayle stated she would not be seeking a re-appointment to the Planning Board due to health issues.

ADJOURNMENT

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

The meeting adjourned at 10:00 p.m.

Respectfully submitted by
Susan Bolde, Planning Board Clerk