

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

January 12, 2016

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, Thomas Wilkin

Darryl Matthews, Richard Gorres, Kathie Beinkafner

Planning Board Engineer: David Clouser

MINUTES

December 8, 2015

MOTION: Mr. Gorres made a motion to accept the minutes with corrections. Mr. Matthews seconded the motion. All ayes on the vote.

PUBLIC HEARING

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, along with Attorney John Furst and a representative from Chazen Engineering and DiHane Scott. Ms. Hilbert stated that before the public hearing for this application, the Board would like to acknowledge that this is a Type II Action and does not require SEQRA review or preparation of an EAF but as part of the process, SEQRA was reviewed briefly and the Board determined that it did meet all the requirements for a Type II Action.

MOTION: Mr. Wilkin made a motion to take lead agency with Mr. Gorres seconding the motion. All ayes on the vote.

MOTION: Mr. Wilkin made a motion to type this a Type II Action with Mr. Gorres Seconding the motion. All ayes on the vote.

Ms. Hilbert read the public hearing notice. Mr. Anthony Mariani made the presentation to the audience and Planning Board members. Mr. Minuta also made a presentation on the building and site development. Ms. Hilbert asked if anyone in the audience had any questions or comments. Mr. McQuisten, a member of the Plattekill Harris Lake Rod and Gun Club had

several concerns; traffic, parking and whether the Health Care Center would be providing substance abuse treatment; and septic, also runoff from the water, because the Rod & Gun Club is right across the street from the facility. Mr. Mariani addressed the article that mentioned substance abuse services. Mr. Mariani indicated that this was the first time he has seen the article in the Southern Ulster Times, and they would be asking for a clarification or retraction of the article. Mr. Mariani stated that they do provide those services, but in the City of Newburgh. Mr. Mariani stated that is a whole other set of regulations that are required, they will not be providing that in Plattekill. Mr. Mariani stated that they are going to be providing comprehensive internal medicine, pediatrics and OBGYN. Mr. Minuta indicated that the septic system was approved by the Ulster County Health Department. Mr. Romano of Chazen Engineering explained how the detention pond would operate. Mr. Arnold Wager indicated that the water runs across the road and through the Gun Club parking lot, and that the detention ponds are a breeding ground for mosquitos. Mr. Romano indicated that there were new stormwater regulations and they have had numerous discussions with the D.E.C. and the D.E.C. is saying that the way that the ponds are designed, they will not cause a mosquito breeding ground. Mr. Wager stated that they would rather see underground drainage. Mr. Wager stated that there are a couple of hundred members of the Rod and Gun Club that don't like some of the design work. Mr. Marazetti's concern was traffic going out by State Route 32 by the Post Office. Mr. Minuta indicated that State Route 32 is a State Highway and designed for traffic. Mr. Minuta indicated they designed the parking lot for more parking spaces, so that the people that work there as well as the patients would not have to park on the street. Mr. Felix Robles stated that he felt the project would be good for the Town, but would like to see a traffic light on the corner, because there have been a lot of accidents. Mr. Romano indicated that would be unlikely because it is very difficult to have the State Agency like the D.O.T. put in a traffic light unless they felt it was warranted. Mrs. Gladys Figureroa indicated that this project was much needed in the community. Mrs. Lyn Ridgeway expressed her appreciation for the project because there was a need for a medical facility in their area. Mrs. Ridgeway asked Mr. Mariani what the amount of traffic that would be anticipated on a daily basis. Mr. Mariani stated that they did not foresee a lot of traffic on day one or month six, it takes a while to get people familiar with where the site is. Mr. Mariani indicated that they are not an Urgent Care, they do work on an appointment basis. Mr. Wilkin asked Mr. Mariani to indicate what the hours of operation would be. Mr. Mariani indicated that the hours of operation would be nine to five, with potential late evening hours on Thursday, if the need arises. Mrs. Rose Guarra stated she hoped that this would work out, because people need something in the area, especially senior citizens. Mrs. Guarra asked about what insurance would be accepted. Ms. Diane Scott spoke to the insurance question, indicating they accepted most insurance plans, and people could call them and they will help identify what insurance plans they accept and what they would cover. Mr. Gerard Guilliod stated that there is a need for something like this, but he is against the location, there is going to be heavy traffic. Mr. Minuta indicated it was a permitted use in the

zone, and it is zoned for commercial. Mr. Minuta added that there will be a lot of vegetation in the back of the property as well as a lot of beautiful landscaping. Mr. Wager asked Mr. Mariani if they would be paying taxes. Mr. Mariani stated that they are a 501 C-3 and would go to the Town Assessor and seek absolution of that. Mr. Minuta indicated that the Fire Company currently owned the property and were not taxed. Mr. Wager asked who owned the property? Mr. Mariani stated the Fire District owned the property. Ms. Guilliod indicated she was against the location, that there were other locations for land in Plattekill to build this facility. A member of the Rod and Gun Club expressed a concern about the fact that the drainage may not work. Ms. Tara Fitzpatrick indicated that she is happy with the project, and asked how the patients would access the site if the back of the property is against State Route 32. Mr. Minuta stated they would not be providing a bus stop. Mr. Mariani stated the local bus company (UCAT) runs from Kingston to the City of Newburgh down State Route 32 and they have told them that if anyone calls along that specific route they will stop for them. Mr. Wager asked Mr. Mariani if he knew the difference between the Fire District and the Fire Department? Mr. Mariani stated they have a contract for the potential purchase of the land with the Fire District. Mr. George Eason of the Rod and Gun Club asked Mr. Mariani if he was aware that there was a gun range about seven hundred feet away. Mr. Mariani stated he was aware of that. Mr. Javinett asked about the water usage for the facility. Mr. Minuta stated that there is an existing well there, and they will be drilling a new well. Mr. Romano stated it would be about four hundred gallons a day which is less than a typical four bedroom house would utilize. Mr. Ridgeway asked if there would be signs on both roads. Mr. Mariani stated the only sign they would have is literally on Old Firehouse Road. Mr. Ridgeway asked about a potential bus stop and provisions for handicapped people. Mr. Minuta stated they did look into it, but the topography did not allow for it, there is a sixteen foot drop. Mr. Ridgeway asked if the facility would provide emergency care if someone was in need of them, like an automobile accident. Mr. Mariani stated of course. Mr. Ridgeway asked if the site would provide mammography services. Mr. Mariani stated they were not planning that at this time, but could provide the services later on if there was a need for it. Mr. Ridgeway indicated the facility would be a welcomed resource for the community. Mr. Figueroa stated that he felt this was a great project, he has been here for forty years and in that time traffic has gradually gone up, and he can guarantee when the facility is put in, it is still going to be the case, the community is going to have to deal with it. Ms. Hilbert asked if there was any further comments or questions.

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

Mr. Wilkin stated on one of the comments in the correspondence, it was indicated that the well would be filled with stone per the standard protocol. Mr. Wilkin added that he thought that stone would let too much water infiltrate into the ground water. Mr. Wilkin stated that the sidewalk along State Route 32 has to be discussed with the Town Board (see response comments from Minuta Architecture dated November 2, 2015 page 4 item #4). Mr. Wilkin added that Mr. Mariani would have to confirm with UCAT regarding a potential bus stop. Mr. Mariani

stated he would reach out to UCAT and have something for the Board before the next meeting. Mr. Clouser stated the Highway Superintendent is here this evening and may have comments regarding the drainage, since this was commented on by the public during the public hearing. Mr. Wager stated that most of the drainage comments were from the Rod and Gun Club. Mr. Wager stated the drainage is pre-existing, but this facility is not going to be paying taxes, and will be part of the community, and if there is something that can be done to improve the area, this would be a good thing to extend to the community. Mr. Wager stated that a trench could be dug from the stream down by the firehouse, put in three or four catch basins, with 24 inch pipes and put a drain across the street by the Gun Club. Mr. Mariani stated if there is another design that the Town Engineer and Planning Board would like them to look at, they will take a look at it. Mr. Minuta stated that this is something that they haven't had a chance to think about, it is off the property and he did not know what the cost of something like that would be. Mr. Clouser stated that pilots are pretty common with not for profits. There was discussion regarding having the applicant get a letter from the Fire Department saying they are o.k. with the accessibility of the site for their Fire and EMT vehicles. In summary, the applicant will provide the following;

- Two notes added to the map (see engineering comments dated January 8, 2016)
- Provide a letter from the Fire Department
- Discuss sidewalk issue with the Town Board
- The Town Board has to approve the landscaping bond
- Letter from UCAT
- Letter from D.O.T. on the sidewalks

There was a request by the applicant for the Board to grant conditional final approval. There was a decision to put the applicant on the next agenda, so that the outstanding items could be addressed first. Ms. Hilbert stated the information on the sidewalk and the landscaping bond should be given to the Town Board before their meeting, so they have a chance to review it.

The applicant is scheduled for the January 26th. Planning Board agenda.

OLD BUSINESS

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

Mr. Justin Dates was present to represent Dunkin Donuts. Mr. Dates indicated that they submitted a traffic study and they have modified the plan to include improvements on

State Route 32 for a left turn into the Dunkin Donuts facility and also a right turn for the project as well. Mr. Dates added that they provided revised elevations for the building, there was concern about visually seeing some of the rooftop so they raised the parapets so there is more screening than before. Mr. Dates stated they provided the following;

- Cut sheets for the lighting.
- Provided an AG Data Statement and AG notes to the plan
- The detail of the grease trap was provided
- Business note was added to the map
- Deliveries to the site to be at off peak hours
- They received correspondence from the Ulster County Health Department indicating what they would require. Mr. Dates stated they would be looking to utilize a UV treatment system.
- A picture of the proposed Dunkin Donuts sign was provided.

On discussion: Mr. Wilkin asked how tall the sign was. Mr. Dates indicated the sign they would be looking for would be fourteen feet. Mr. Matthews asked if all Dunkin Donuts used the UV treatment for their facilities. Mr. Matthews stated his concern would be once it comes into the building, and it is beyond that UV, contamination can still happen. Mr. Dates stated communication with the Health Department is ongoing in this regard, because they are serving the public.

Mr. Clouser stated that Mr. Dates should provide information on similar size Dunkin Donuts to compare the parking (as far as the number of employees and number of seats). Mr. Dates indicated the Bethel site is comparable, they have a couple more seats and two more parking spaces because their code required it. Mr. Dates added that he can get some data on that. Mr. Wilkin stated that Pine Bush Dunkin Donut site would be a little more similar than the Bethel site for comparison to the Dunkin Donuts which is being proposed. Mr. Clouser stated he would like to get the traffic report and the improvements that were made to the plan to the D.O.T. for their review. Mr. Wilkin asked about the sixteen foot lane and whether it would be one lane or two lanes for traffic. It was indicated that there would be one lane, and although you could get two cars side by side, it wouldn't be an issue. Mr. Clouser stated that the Board needs to be copied on any correspondence. Mr. Clouser added that he would like some information from Mr. Dates on the Stormwater. Mr. Clouser referenced comment #5 on his engineering comments (dated January 8, 2016) indicating *“that a sidewalk has been shown on the plan along the frontage of Route 32, in the BD-40 zoning district. The*

access by pedestrians using this sidewalk would be within the restaurants entry or exit drive, which could be an unsafe condition. Adding a sidewalk from the Route 32 sidewalk along the southern side of the entrance door would eliminate this safety concern.” There was discussion regarding the signage variance. Ms. Hilbert stated that Dunkin Donuts received a variance for the signage on July 9, 2015 from the Zoning Board of Appeals. Mr. Wilkin stated that he did not like that big sign that would be going fourteen feet in the air. Mr. Wilkin stated that a semi would be thirteen feet high, and this sign would be higher than that at fourteen feet. Mr. Gorres stated he did not feel that it looked like a big sign. Mr. Clouser stated that he would like a colored rendering of the building elevations. Mr. Clouser stated that Mr. Dates should explain to the Board that the landscaping plan met the code. Mr. Dates indicated that in going to the ZBA, they got variances from the required buffers around the perimeter of the site and section of the code 110-19 for landscaping is recommended guidelines for landscaping. Mr. Clouser stated that perhaps putting some plantings along the Molson Boulevard parking would minimize the impact of the headlights in the evening. Mr. Dates stated that they could do a hedgerow there. Mr. Clouser stated that there will be an amended deed, and a copy should be provided to the Board. There was discussion concerning scheduling a public hearing and referring the project to the Ulster County Planning Board for their review. Mr. Clouser stated he would like the D.O.T. to review the plans. *The project was scheduled for a public hearing for January 26, 2016 and the project information will be forwarded to the Ulster County Planning Board for their review and comment. A plan and traffic report will also be submitted to the D.O.T. (David Corrigan) for review and comment.*

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

Mr. John Joseph and Engineer Barry Medenbach were present to represent the project. Mr. Medenbach stated they completed the following;

- A business note was added to the plan
- A revised lighting plan was submitted

Mr. Joseph stated they will be code compliance on the sign, so they wouldn't need a revised elevation or a variance. Mr. Medenbach stated they will revise the signage on the next plan. Mr. Clouser stated that the sign should be taken off the current building plans before it gets sent to the County for their review. Mr. Medenbach stated they will schedule the removal of the material from the site to off peak hours. Mr. Clouser stated a note should be put on the plan regarding that. Mr. Medenbach stated the rest of the engineering comments are technical. There was discussion regarding traffic entering and exiting Dollar General and the school bus traffic. Mr. Medenbach stated the hours of operation would be 9:00 a.m. to 5:00 p.m. and most people would avoid that area when the school buses were coming and going. There was a determination to complete SEQRA.

MOTION: Mr. Wilkin made a motion that the Planning Board take Lead Agency with Mr.

Gorres seconding the motion. All ayes on the vote.

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

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

SEQRA complete.

There was a determination to schedule this application for a public hearing for February 9, 2016. The project will be sent to the Ulster County Planning Board for their review and comment.

NEW BUSINESS

Cellco Partnership d/b/a Verizon Wireless (Decker Road)SBL#108.3-1 & 18.1

Scott Olson was present to represent the applicant. Mr. Olson indicated they were looking for a new cell tower facility on Decker Road. Mr. Olson indicated the tower would consist of a 150 foot tall monopole with a 4 foot lighting rod and equipment shelter in a fenced secured area. Mr. Olson stated the reason for the cell tower is because they have some large gaps along Huckleberry Turnpike and Plattekill-Ardonia Road. Mr. Olson indicated they did look at existing towers to co-locate on, but they didn't find anything that would work. Mr. Olson indicated that they had the RF information. Mr. Wilkin asked how much escrow was put in the escrow account for this project, because last time Cellco was before the Board it took six to eight weeks to get the escrow replenished. There was discussion regarding contacting Ron Graiffe, the Frequency Engineer to review the project. Mr. Clouser stated he would like to get some more information as to why the extra thirty six feet on the tower is needed (see attachment 12 of Section Tab 6 of the submission). Mr. Wilkin stated the Town may be interested in looking into getting a turnaround at the end of that road. Mr. Wilkin stated Mr. Olson should talk to the Highway Superintendent. Mr. Wager was in the audience and commented that the Town would build it as long as they get an easement from the homeowner. Mr. Wilkin stated if they are going to do a visual impact with leaf-off, they have to get that going and they need to pick some places where the pictures are going to be taken. Mr. Clouser stated Mr. Olson can make some suggestions and bring it back to the Board. Mr. Olson asked when they could come back before the Board. There was a determination to put this application back on the agenda for February 9, 2016.

The applicant is scheduled for February 9, 2016 for further review.

DISCUSSION

Mr. Wilkin stated that Ulster County would like to know if anyone has any topics they would like training on. There was discussion regarding Solar Farms.

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ADJOURNMENT

MOTION: Ms. Hilbert made a motion to adjourn with Mr. Baum seconding the motion.

All ayes on the vote.

The meeting adjourned at 11:00 p.m.

Respectfully submitted by
Susan Bolde, Planning Board Clerk