

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

NOVEMBER 10, 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, Nathaniel Baum, Judith Mayle  
Darryl Matthews, Richard Gorres

Planning Board Engineer: David Clouser

Absent: Kathie Beinkafner

**MINUTES**

October 27, 2015

**MOTION:** Mr. Gorres made a motion to accept the October 27, 2015 minutes as written with Mr. Wilkin seconding the motion. Ms. Mayle abstained. All eyes on the vote.

***OLD BUSINESS***

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

Mr. John Joseph, applicant and Mr. Medenbach representative for the applicant were present to discuss the application with the Planning Board members. Maps with revision date 11/09/15 were reviewed. Ms. Mayle stated that this application was not a modification, but a new site plan, because the original site plan had lapsed. The following items were discussed;

- Revise zoning requirements to relate to the current project
- Finalize Stormwater Design and submit to the Planning Department and Planning Board Engineer
- Loading dock will be located in the back (concrete slab)
- Identify adjacent property owners currently not identified
- D.O.T. review and approval of current plan
- Provide documentation on the distance required for a propane tank from a school

- Add commercial design standards to the map (per section of the code 110-26)
- Add a low hedge row around the parking area to block headlights from shining onto State Route 32 (burning bush/forsythia shrubs)
- Submit a few different style buildings other than the standard Dollar General Design
- Current plan shows parking in the front yard which is not allowed. *Mr. Clouser stated a variance would be required, or the parking should be pushed back ten feet or so.*
- It was noted that section 110-40 indicates vehicular access should be seventy-five feet from edge of pavement to the school. *Mr. Medenbach indicated their curbing was seventy feet from the school building.*
- There are currently 14 parking spaces and per the code more than 12 parking spots indicate they have to be broken up by landscaping(section of the code 110-16 (B))
- Mr. Clouser indicated more information would be required for the traffic study
- Mr. Clouser stated a 36 foot isle width was shown and the general width is twenty four feet. *Mr. Medenbach stated that the wider isle is for the tractor trailers.*
- Mr. Clouser indicated #17A of the Short Form EAF should be answered “yes”
- Drainage Analysis and the SWPPP should be submitted
- Mr. Clouser asked Mr. Medenbach if the signage would meet the code. *Mr. Medenbach stated the free standing sign complies with the code.*
- Change the lighting. The uniformity ratio should be 4:1
- The applicant should look at alternative ground cover for the 2:1 slope
- Mr. Wilkin asked if the sign was exterior or interior lit. Mr. Medenbach stated the sign was interior lit. There was discussion regarding the sign being brought down to a monument sign and keeping the sign interior lit.
- Mr. Clouser indicated Mr. Medenbach should review the commercial design standards in section 110-26 for the BD40 district for the landscape.

- Mr. Clouser asked Mr. Medenbach about the deep hole tests. Mr. Medenbach stated they got four or five feet by the septic area.

*The applicant will make the necessary revisions to the plan and be scheduled to appear before the Board when the revised plans are received.*

**Tony's Orchard LLC a/k/a Hurd's Family Farm (Route 32)SBL#94.3-1-11**

Charles Hurd was present as the representative for the Hurd Family Farm. Mr. Wilkin updated Mr. Hurd on what transpired since the last meeting that he was before the Planning Board. Mr. Wilkin stated that the Planning Board appealed the Building Inspector's Determination to the Zoning Board, and then made a determination to withdraw the appeal, per their Attorney's advise (see memo dated 9/01/15). Mr. Wilkin stated they received information from Ag & Markets (dated August 19, 2015) that the Jumper Air Pillow and Sand Mountain & peddle cars would require a site plan. Mr. Hurd asked the Board how he should proceed. Mr. Gorres stated Mr. Hurd should hire a professional to lay out the site plan. There was discussion regarding the fact that there was also a cow train and gem mining on the property. Ms. Mayle stated that Mr. Hurd should consider what his plans were for the development of the site when preparing a site plan. Mr. Clouser indicated the project would be an Unlisted Action under SEQRA. *Mr. Hurd will get a professional layout of the proposed site plan and present it to the Planning Board.*

**A. Messina and Sons Site Plan/Special Use (Orchard Drive) SBL# 101.1-6-4.311**

Mr. Meluso was present along with Mr. Messina and Mr. Patton. Planning Board Engineer, David Clouser stated that the technical issues have been addressed. Ms. Mayle stated that the project received preliminary approval on July 22, 2014, and the final public hearing had been waived. There was a determination to grant final approval.

**MOTION:** Mr. Wilkin made a motion to grant final approval contingent on all final fees paid. Mr. Gorres seconded the motion. All ayes on the vote.

***NEW BUSINESS***

**Strongman/Palmateer Lot Line Revision (South St.)SBL#102.1-6-25.1 & 25.2 & 26 & 27**

Mr. Pauli was present as represent to the applicants. Mr. Pauli explained the proposal to the Planning Board members, indicating this was a Lot Line Revision. There was discussion as to whether this was a lot line revision or subdivision. After discussion, the Board determined that this application would be reviewed as a subdivision/lot line revision.

**MOTION:** Ms. Mayle made a motion for a sketch plan approval with Mr. Gorres seconding the motion. All ayes on the vote.

There was a determination to complete SEQRA.

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

**MOTION:** Mr. Wilkin made a motion to declare this an Unlisted Action with Mr. Matthews 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.

*The project was scheduled for a public hearing on December 8<sup>th</sup>.*

**VOUCHERS**

**David Clouser, Planning Board Engineer**

<i>Voucher/Applicant</i>	<i>Amount</i>	<i>Motion/2<sup>nd</sup>.</i>
*Messina & Sons Site Plan	\$1,392.80	Mr. Gorres/Mr. Baum
Greater Hudson Valley Health Center	\$2,628.20	Mr. Gorres/Mr. Matthews
Liberty View Farm	\$ 230.40	Mr. Gorres/Mr. Matthews
*Rainieri Conservation Subdivision	\$ 138.20	Mr. Gorres/Mr. Matthews
Dunkin Donuts Site Plan	\$ 765.10	Mr. Gorres/Mr. Baum
*Emily Estates	\$1,234.80	Mr. Gorres/Mr. Matthews

*\*These vouchers are approved pending replenishment of the applicant's escrow*

**Planning Board General Fund**

<i>Voucher/Applicant</i>	<i>Amount</i>	<i>Motion/2<sup>nd</sup>.</i>
Hurd's Family Farm	\$562.50	Mr. Gorres/Mr. Baum
Thomas Wilkin (mileage)	\$ 56.12	Mr. Gorres/Mr. Baum

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*The following applicants will be sent a letter to replenish their escrow;*

The Greater Hudson Valley Family Health Center-in the amount of \$4,000.00

Messina & Sons Site Plan-in the amount of \$500.00

Emily Estates Subdivision-in the amount of \$1,750.00

Dollar General Site Plan-in the amount of \$2,500.00

***ADJOURNMENT***

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

The meeting adjourned at 10:20 p.m.

Respectfully submitted by  
Susan Bolde, Planning Board Clerk