

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

MARCH 8, 2016

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  
Darryl Matthews, Lorraine Morano, Richard Gorres

Planning Board Engineer: David Clouser

Absent: Kathie Beinkafner, Nathaniel Baum

**MINUTES**

February 23, 2016

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

***OLD BUSINESS***

**Kitty Lane Properties LLC-Proposed 6 Lot Subdivision (Huckleberry Turnpike)SBL#108.1-5-3.11**

Ms. Brooks was present to represent the applicant. Ms. Brooks stated she hoped that the Board had some information from their Attorney regarding lot #1. Mr. Matthews indicated the Planning Board Attorney was present at the last meeting and some issues were clarified. Ms. Morano stated that a new subdivision is being created, you are merging lot #1 and the original subdivision doesn't have anything to do with it. Mr. Gorres stated the Board still does not have that in writing. Ms. Brooks stated that Mr. Clouser made some suggestions to the Engineer on the project with regard to the relocation of the roadway. Ms. Brooks stated that the Engineer plans on coming back with a plan more in line with Mr. Clouser's recommendations. Ms. Brooks asked the Board if they had a comfort level with Mr. Shaw's verbal discussion so that she can move forward on the project. The Board was in consensus that Ms. Brooks could move on with the project (as long as there was no note on the original subdivision map stating no further subdivision). Ms. Brooks looked at the Mark's Subdivision map and stated there was no restriction of further subdivision on that parcel. Mr. Matthews stated he would like to have a memo from the Planning Board Attorney for the file. Mr. Clouser asked Ms. Brooks if there was any particular reason this project has a long form EAF. Ms. Brooks stated because there are more than five lots. Ms. Brooks asked the Board if

they would prefer a Short Form EAF. The Board decided the areas of concern could be addressed with a Short Form EAF. Mr. Clouser stated a Habitat Assessment would need to be submitted and the wetlands would have to be delineated.

*The applicant will make the necessary revisions to the plan and be scheduled for a future Planning Board Agenda.*

## **VOUCHERS**

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

Voucher-\$2,245.00 For Kitty Lane Properties LLC

*On discussion:* Mr. Matthews stated the Planning Board has the answer to their questions, but hasn't received the memo from Jason Shaw. The Board members discussed whether or not to pay the voucher now or wait until they receive the memo from Jason Shaw. There was a determination to pay the voucher and send an email to Jason Shaw asking for the memorandum regarding his legal opinion on the Kitty Lane project.

**MOTION:** Mr. Wilkin made a motion to approve the voucher in the amount of \$2,245.00 for work done on the Kitty Lane project to come out of the General Fund. The clerk will ask for a memo to sum up his discussion with the Planning Board at their February 23<sup>rd</sup>. 2016 meeting. Mr. Gorres seconded the motion. All ayes on the vote.

Voucher for Liberty View Farms in the amount of \$607.50 was already approved at the December 8<sup>th</sup>. 2015 Planning Board meeting, but lost in transition. The Board made a motion to approve the voucher, which will be forwarded to the Town Clerk's office for payment by the Town Board.

Voucher-In the amount of \$607.50 to come out of the Liberty View Farms escrow for legal advice from Planning Board Attorney Jason Shaw.

**MOTION:** Mr. Gorres made a motion to approve the voucher for payment with Ms. Morano seconding the motion. All ayes on the vote.

David Clouser, Planning Board Engineer

<b>Voucher</b>	<b>Amount</b>	<b>Motion</b>
Dollar General	\$1,589.50	Mr. Gorres/Ms. Morano
GHVFHC	761.25	Mr. Gorres/Ms. Morano

<b>Voucher</b>	<b>Amount</b>	<b>Motion</b>
Verizon Wireless	\$542.00	Mr. Gorres/Ms. Morano

### **ESCROW INCREASES**

Emily Estates Subdivision-increase their escrow in the amount of \$500.00

Kitty Lane Properties LLC-increase their escrow in the amount of \$2,000.00

**MOTION:** Mr. Wilkin made a motion to increase the escrows of Emily Estates and Kitty Lane with Mr. Gorres seconding the motion. All ayes on the vote.

### **OUTSTANDING APPLICATIONS**

#### **DiMartino Subdivision**

#### **MML Homes**

**MOTION:** Mr. Gorres made a motion that a letter should go out to both DiMartino and MML Homes giving the applicants 60 days to respond or their project/application would be closed. Mr. Matthews seconded the motion. All ayes on the vote.

Huckleberry Bluestone-The clerk will send an email to the Engineer representing the project and ask for an update.

### **ROAD SPECIFICATIONS**

The Planning Board members discussed the Highway Road Specifications. Mr. Gorres stated that the dead end roads should be eighteen feet with three foot shoulders, and if at some point if there are more than six lots, they would have to upgrade the road to Town specifications. Mr. Gorres stated that a standard road should be twenty two feet wide with three foot shoulders. Mr. Clouser stated the slope would need to be 2 to 1. There was a determination that plastic drainage pipes would work and should be incorporated into the Highway Specifications. The Board agreed that motor paving should be removed. Mr. Gorres stated that no one does motor paving any more. Mr. Clouser stated that for inspections and materials for the road construction, they should refer to the D.O.T. specifications. Mr. Clouser added that a utility easement should be considered along the lot line, and that would be a code change. Ms. Hilbert stated that the Board will make the following recommendations;

1. Revise the standard road detail to 22 feet w/3 foot shoulders for thru roads; 18 feet w/3foot shoulders for dead end roads with 2:1 slopes
2. Remove "Motor Paving" from the Road Specifications
3. The Town's inspections and the materials for the road construction should match the D.O.T. specifications
4. Revise specifications to incorporate plastic drainage pipes
5. Refer to D.O.T. specifications as to when to do the final coat
6. Consider utility easement along the front yard of the property (which would be a code change)

TRAINING ON MARCH 22<sup>ND</sup>.

Ms. Hilbert reminded the Board that the next Planning Board meeting was canceled and reminded everyone to sign up for the training session for that evening.

***ADJOURNMENT***

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

The meeting adjourned at 8:50 p.m.

Respectfully submitted by  
Susan Bolde, Planning Board Clerk