

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

APRIL 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, Thomas Wilkin, Lorraine Morano, Richard Gorres,

Absent: Kathie Beinkafner, Darryl Matthews, Nathaniel Baum

MINUTES

March 12, 2016

(no meeting on March 22, 2016)

MOTION: Mr. Gorres made a motion to accept the minutes as written with Ms. Morano seconded the motion. All ayes on the vote.

OLD BUSINESS

Acworth Site Plan for (Veterinarian) Medical Clinic (Route 32)SBL#94.15-2-2.1

Mr. Zand was present as the representative along with Ms. Acworth. Ms. Hilbert indicated that the last time Mr. Zand and Ms. Acworth were before the Planning Board, there was discussion regarding State Route 32 access, and whether Ms. Acworth was going to do a merge of the parcels. Mr. Zand stated that Ms. Acworth decided to merge all three lots into one lot (see David Corrigan's email which states that if the three lots are combined, into one lot, they would be looking for a single point of access to the entire parcel). Ms. Hilbert indicated new maps would have to be made up showing the deleted lot lines. Mr. Zand asked the Board if there was anything else they needed to put on the plan? Ms. Hilbert stated Mr. Zand would have to draw up a new deed with the new metes and bounds. Mr. Wilkin stated the map would have to show the curb cut. Mr. Wilkin added that Dave Corrigan would be the one to talk to about that, and the Planning Board should be copied on any correspondence. Mr. Wilkin stated Ms. Acworth would have to show the septic and wells, because you don't want the turn around to be on top of the septic. Mr. Wilkin stated if Ms. Acworth wanted to at some point put in kennels she would have to add that to the plan. Mr. Wilkin stated this site plan would need to go to the Ulster County Planning Board, and the Ulster County Planning Board would be looking for shielded, non-glare lighting and a landscaping plan. Ms. Acworth asked how big the sign could be. Mr. Wilkin stated Ms. Acworth would have to stay away from the State right-of-way, and she could have a thirty-two square feet sign. Mr. Wilkin asked Ms. Acworth what type of lighting she would use for the sign. Ms. Acworth stated there

would be a light on either side of the sign. Mr. Wilkin stated a monument sign would be better than a pole sign. Ms. Acworth asked the Board how she would find out what type of lighting to utilize. Mr. Wilkin stated the Town of Plattekill Code would state what type of lighting should be used. Mr. Wilkin stated he didn't know if a Stormwater Prevention Plan would be required. Ms. Hilbert stated she would contact the Planning Board Engineer and ask him his opinion as to whether a SWPPP would need to be done. Ms. Acworth stated that they would not really be disturbing anything. Mr. Wilkin stated Ms. Acworth should show how many parking spots she would be using, and added that the dimensions should be shown, because they should be big enough for trailers and trucks. Mr. Zand asked how they would be proceeding from here. Mr. Wilkin stated the Board would review the map and make sure that everything was correct, and then proceed to complete the SEQRA short form, and then set up a public hearing. Mr. Wilkin added that this would need to go to the Ulster County Planning Board for review. Mr. Wilkin stated if they reviewed the SEQRA on April 26th., it would not be ready to go to the Ulster County Planning Board until June 1st., There was discussion regarding checking the wetlands (Federal) and buffer area. Mr. Zand stated he was not sure they could get the revisions done before the next Planning Board meeting. In summary; The revisions on the plan are as follows;

- Show rendering of the sign and dimensions
- Show parking spaces
- Show septic and wells
- Show where the lighting will be utilized and what type of lighting fixtures will be used
- Show a landscape plan
- Check the wetlands and buffer area
- Show handicapped ramp (which will require a building permit from the Building Department)

Mr. Zand stated he would like to know if a Stormwater Prevention Plan would be required. Ms. Hilbert re-iterated that she would contact the Planning Board Engineer and get his opinion as to whether a Stormwater Prevention Plan would be required. *The applicant will make the necessary revisions to the plan and will be scheduled for further review before the Board.*

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

Mr. Burt Schindler was in attendance along with another member of the Hudson Valley Flyers Club to represent the Club. Ms. Hilbert gave a brief overview of the history of the Hudson Valley Flyers Club and the fact that they had been before the Planning Board, Town Board and Zoning Board for their current application. Supervisor Croce was in the audience and stated that he was copied on a letter from Richard Hoyt, Zoning Board Attorney, and it was Mr. Hoyt's opinion that the Hudson Valley Flyers Club should go to the Code Enforcement Officer

for a Notice of Determination. Town Board member Michael Putnam was in attendance. Supervisor Croce stated that the Code Enforcement Officer issued a Notice of Determination that indicated the seven hangars would fall under 110-15 as an accessory use. Mr. Wilkin stated that he did not disagree that the hangars fall within an accessory use, but no one is addressing the fact that this is an airport. Mr. Wilkin added that under 249 if it is an airport then the Town Board or the governing Board of the Municipality can write up a resolution. Mr. Wilkin stated that he did not think that was done in 1999. Ms. Hilbert stated this use was by all means approved by the Town on all levels. Mr. Wilkin stated it was not done the right way, it should be done with a resolution. Supervisor Croce stated he did not think that the Town Board felt the need to do that, the Code Enforcement Officer has issued a Letter of Determination and if the Planning Board agrees with what he put in his Letter of Determination, he does not see what the problem is. Ms. Hilbert stated that the Planning Board should address the seven hangars as one issue, based on an approved site plan and then they can go about putting it right so as to protect all the interested parties. Mr. Wilkin stated since it is in the Notice of Determination that it has to come to the Planning Board for a site plan, and it is an allowed use, he will reluctantly agree to the review of the seven hangars. Ms. Hilbert asked Mr. Burt Schindler if he put the proposed locations of the seven hangars on the map. Mr. Burt Schindler stated that it was the recommendation of the Town Board to put everything they may want now, and in the future on the site, and add it to the map. Mr. Burt Schindler added that they wanted to space the hangars further apart in order to increase safety with snow loads. (Mr. Schindler showed on the map where the proposed seven hangars would be placed). Mr. Schindler stated they would have to have new maps drawn if they wanted to move forward with this. Mr. Schindler stated they would also like to put a new tractor shed up by the clubhouse and a pole barn pavilion style, concrete slab next to their existing club house for outdoor activities such as barbeques, training events with the BOCES students, and things like that. Mr. Schindler added that these were all long time projects, they wouldn't be done all at once. There was discussion in regard to putting the size of the hangars on the plan. Mr. Wilkin stated that Mr. Schindler could have Mr. Marshall put the largest dimensions on the plan for the proposed hangars. Mr. Wilkin asked Mr. Schindler if the pavilion would be attached to the clubhouse. Mr. Schindler stated they could have it either way, based on what is best for the Town and for the Hudson Valley Flyers Club for insurance purposes. Mr. Wilkin asked what the size of the hangars would be. Mr. Schindler stated they do have hangars with are mostly 40 x 40, but they also have some that are 48 x 48. Ms. Hilbert stated that they would need to know the area of disturbance. Mr. Schindler stated that the area of disturbance would be less than an acre, but he would have Mr. Marshall look into it. Mr. Schindler stated that they would be doing the following;

- Delineate the parking area
- Define the pavilion location
- Label the existing concrete pad
- Put the proposed maximum size (not to exceed) on the structures
- Define where the proposed tractor shed would go

- Make sure there is at least a thirty feet fall back from the proposed buildings from the property line
- Identify the structures
- Calculate the total amount of the disturbed area for the buildings, including the proposed access road
- Show the proposed location of the new hangars with the size

Mr. Schindler stated he would have Mr. Marshall revise the plans and get back to the Planning Board with the changes. Mr. Schindler stated that they were told they would be reimbursed for the \$250.00 for the application fee for the ZBA. The clerk will check on whether the check was sent out yet. Mr. Wilkin stated the application would have to go to the Ulster County Planning Board for review. Mr. Wilkin stated the Ulster County Planning Board would like to see any lighting that is proposed. Ms. Hilbert stated Mr. Schindler could have Mr. Marshall put the type of lighting on the plan.
The applicant will have revised plans drawn up and return to the Planning Board for further review of the site plan.

VOUCHERS

JASON SHAW, PLANNING BOARD ATTORNEY

Voucher-In the amount of \$2,849.50 for legal review of Cellco Partnership d/b/a Verizon Wireless. To come out of the Verizon Wireless escrow account

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

Voucher	Amount	Motion
Verizon Wireless	\$528.70	Mr. Gorres/Ms. Morano
Messina & Sons	179.00	Mr. Gorres/Ms. Morano
Shawangunk Estates	67.50	Mr. Gorres/Ms. Morano

ESCROW REPLENISHMENT

MOTION: Mr. Gorres made a motion that Cellco Partnership d/b/a Verizon Wireless increase their escrow by \$7,500.00. Ms. Morano seconded the motion. All ayes on the vote.

DISCUSSION

Accelerated Site Plan

Supervisor Croce discussed the possibility of implementing an accelerated site plan for AG & Market site plans, and asked the Planning Board for their comments. The Planning Board members reviewed the "Guidelines for Review of Local Zoning and Planning Laws," Background and Objective and Zoning and Farm Operations: Practical Limitations and Problems. There was discussion regarding what would be considered an accelerated site plan. Supervisor Croce asked the Board to put together their comments and submit them to the Town Board for consideration.

ADJOURNMENT

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

The meeting adjourned at 9:40 p.m.

Respectfully submitted by
Susan Bolde, Planning Board Clerk

