

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

MAY 10, 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, Darryl Matthews, Nathaniel Baum, Kathie Beinkafner

MINUTES

April 26, 2016

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

OLD BUSINESS

Acworth Site Plan for Veterinary Clinic (Route 32)SBL#94.3-2-10

Attorney Zand and applicant Ms. Acworth were present. Ms. Hilbert stated the Planning Board received maps showing the three lots were consolidated, and D.O.T. approval was granted. The Planning Board went over the following items;

- Signage-Ms. Acworth stated she would provide the dimensions and description of the sign
- Lighting-Ms. Acworth stated that she has lights on the house and she will change the spotlight on the garage to shielded non-glare lighting. Mr. Wilkin stated that Ms. Acworth should provide detail sheets on the lighting, because the application would be going to the Ulster County Planning Board for review.
- Ms. Acworth will provide a narrative with the hours of operation and the number of employees. Ms. Acworth stated she would probably start out with two part-time employees. There was discussion regarding whether Ms. Acworth would be providing 24/7 emergency clinical services. Ms. Acworth stated she would not.
- Ms. Acworth will show the proposed dumpster on the plan

Landscaping was discussed. Mr. Clouser stated Mr. Zand should review section of the code 110-58 for waivers. Mr. Wilkin stated that Mr. Zand should also review section of the code 110-26 (*commercial design standards*) and 110-57 (*application and site plan required*). Mr. Matthews asked Ms. Acworth whether the fuel tank was inside or outside

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the house. Ms. Acworth stated inside and the propane tank is outside the house.

SEQRA short form

The Planning Board went over the Short form SEQRA

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 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.

Mr. Wilkin explained that the Planning Board would need to make a motion that this application is complete and ready to be sent to the Ulster County Planning Board for their review and comments.

MOTION: Mr. Wilkin made a motion to deem the application complete and ready to be sent to be Ulster County Planning Board for review. *On discussion:* Mr. Wilkin stated that the Ulster County Planning Board would be looking at the signage and lighting detail. Mr., Wilkin stated that the map would have to have the location and tax map on it and the location of the dumpster should be shown on the plan. Mr. Gorres seconded the motion. All ayes on the vote.

Mr. Wilkin stated that the revised maps should be submitted prior to May 19th. So that they can be sent up prior to the deadline for the June 1st. Ulster County Planning Board meeting. There was discussion regarding setting this application up for a public hearing for June 14th.

The applicant will revise the maps and submit them so that they can be sent to the Ulster County Planning Board for review.

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

Mr. Justin Dates was present to represent the applicant. Mr. Dates indicated that a note was placed on the map (note #13, page 11) indicating snow storage is not to exceed five feet. Mr. Dates stated that they added the sidewalk connection to the exit driveway. Mr. Dates stated that they added another row of shrubbery along the Southern parking area. Mr. Dates explained that they provided added details on the sign as far as the height and improvements to the existing pylon sign that is out there. Mr. Dates stated they lowered the sign to seven ½ feet from the very top, and they were looking to finish off the base with cultured stone. Mr. Dates added that the dimension of the sign is now twenty seven feet instead of thirty five feet. Mr. Dates indicated they provided a letter from their attorney regarding the strip of land and that an updated deed

would be filed with the County. Mr. Clouser asked Mr. Dates if he could get a confirmation letter from Mr. Milano stating that he would get a quick deed claim for that strip of land. Mr. Dates indicated he would. Mr. Dates indicated that they have proposed a septic system on the property with 144 feet of infiltrators which would be under the Northern parking area and will be able to take traffic loads (please see email in file from Anthony Puccio, Assistant Public Health Engineer). Mr. Dates indicated they are in the final stages of getting their D.O.T. permit and received an email from David Corrigan, (Permit Engineer from NY State D.O.T.) indicating they should eliminate the ramp and short stub of sidewalk at the North end corner of the project (see email from David Corrigan in file). Mr. Wilkin asked Mr. Dates if his client would consider an interconnection someday. Mr. Dates stated he did put a note on the map which indicated "*Potential cross-access easement to be coordinated with future commercial development of tax lot 101.1-1-7.2.*" Mr. Clouser asked Mr. Dates if he could change the wording from "*to be coordinated*" to "*an access will be allowed.*" Mr. Dates agreed. Mr. Baum, asked Mr. Dates if the applicant would be putting manhole covers over the septic for access. Mr. Dates indicated they would have two manhole covers over the pavement level for access. Ms. Hilbert asked the Board if they had any more questions. Mr. Wilkin stated in regard to the comments from the public hearing and the drainage issue, if you look at the soils map there is all hydric soils there (see file for soils map). There was discussion regarding the fact that it was all clay soil in the back of the Dunkin Donuts on the neighboring property owner's sites. Mr. Wilkin added that the zone on Molson Boulevard is BD60 which is a commercial zone. There was a determination to make a motion for conditional final approval.

MOTION: Mr. Wilkin made a motion to grant contingent final approval for the Dunkin Donut project with the following contingencies:

1. Obtaining the D.O.T. permit approval
2. Getting the Board of Health approval for the proposed septic system
3. Change note on the plan to reflect "potential cross-access easement to be allowed" instead of "to be coordinated"
4. Submit a letter from Mr. Milano indicating he will get a quick claim deed for the strip of land (see plan)

Mr. Matthews seconded the motion. All ayes on the vote.

The applicant has received contingent final approval. When the conditions are met, the final maps will be signed by the Chairperson.

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

The applicant was not present at the meeting. They will be re-scheduled for May 24th.

NEW BUSINESS

Lacoutte-Proposed 3 Lot Subdivision (Forest Rd.,& Kingsview Hwy.)SBL# 107.1-2-5.111

Ms. Brooks was present to represent the applicant. Maps dated February 18, 2016 were reviewed by the Planning Board members. Ms. Brooks stated she submitted a new AG Data Statement. There was discussion as to whether Ms. Brooks needed to fill out an AG Data Statement. After reading item #4 on the AG Data statement ...*"Name, address, telephone number and type of farm of owner(s) of land within the agricultural district which land contains farm operations(s) and upon which the project is proposed or which is located within 500 feet of the boundary of the property upon which the project is proposed."* it was indicated an AG Data Statement would need to be filled out. Mr. Wilkin gave Ms. Brooks an additional address and section, block and lot # which was added to the list of land within 500 feet of the boundary of the property upon which the project is proposed. Ms. Brooks stated they went to the Town board to make sure that the layout and the length of the road was acceptable. Ms. Brooks stated that they are aware that the road length would require a waiver from the Planning Board. Ms. Brooks stated regarding the Habitat Assessment, there are sensitive wetlands but none are in the area for the development of the two lots. Ms. Books stated she is requesting a waiver for the Habitat Assessment once they show there are no wetlands in the area. Ms. Hilbert asked Mr. Clouser if the Board has waived the Habitat Assessment in the past. Mr. Clouser stated if Ms. Brooks can show that the wetland areas are not within the development of the lots, it can be waived. There was discussion regarding what has to access off the private road. Ms. Brooks indicated she went to the Town Board for clarification back in November and that was addressed. Ms. Brooks stated she would get the Town Board minutes and submit a letter to the Planning Board regarding that. *Ms. Brooks will make the necessary revisions to the plan and be scheduled on a future Planning Board meeting.*

DISCUSSION

Ms. Brooks stated that she has been hired to put together the Hurd site plan.

VOUCHERS

Verizon Wireless Escrow Account

Voucher-in the amount of \$1,265.00 for engineering review by RF Engineer, Ronald Graiff to come out of the Verizon Wireless escrow account.

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

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Emily Estates letter of extension

MOTION: Mr. Gorres made a motion to approve the letter of Extension for Emily Estates for 180 days. Ms. Morano seconded the motion. All ayes on the vote.

ADJOURNMENT

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

The meeting adjourned at 9:30 p.m.

Respectfully submitted by
Susan Bolde, Planning Board Clerk