

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

June 14, 2016

THE MEETING OPENED WITH A SALUTE TO THE FLAG BY CHAIRPERSON CINDY HILBERT AT 7:30 P.M.

ROLL CALL, Chairperson Cindy Hilbert, Richard Gorres, Thomas Wilkin,
Darryl Matthews, Nathaniel Baum, Kathie Beinkafner

Absent: Lorraine Morano
Planning Board Engineer: David Clouser
RF Engineer: Ronald Graiff

MINUTES

May 24, 2016

MOTION: Mr. Gorres made a motion to accept the minutes as written with Mr. Matthews seconding the motion. All ayes on the vote.

PUBLIC HEARING

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

Mr. Zand, representative for Ms. Acworth was present, along with Ms. Acworth, owner of the property. Ms. Hilbert read the public hearing notice. Mr. Matthews reviewed the returned green cards and receipts which were mailed out to property owners with 500 feet of the property. Ms. Acworth presented the proposal to the audience and the Planning Board members. Ms. Acworth explained that she would have parking in the front with a circle driveway which would be one way in and out. Ms. Hilbert asked if anyone in the audience had any questions or comments. Carol Rutherford, a neighbor, asked if any animals would be kept outside. Ms. Acworth stated that she did not plan on putting in a kennel, but maybe she would have chickens. Mrs. Carol Rutherford wanted to know if Ms. Acworth would be putting up a fence if she was planning on having chickens. Ms. Acworth stated that she wouldn't have free range chickens. Mrs. Rutherford asked Ms. Acworth if she would be doing surgery on the animals. Ms. Acworth stated she would be doing surgeries and people would be coming in with their horses or cows which she would work on there in their trailer, but she wouldn't be boarding them. Mrs. David asked if the D.O.T. was o.k. with Ms. Acworth doing the circle driveway. Ms. Acworth stated yes. Mrs. David asked what would be happening with the single-wide trailer that is there. Ms. Acworth stated she was thinking of tearing it down, but if she does, it may lose its use, so right now she was thinking of fixing it up

and using it for an employee or intern. There was a determination that this property was in the RR1.5. Mrs. Rolf had a concern about sick dogs staying overnight and potentially barking. Mr. Wilkin asked the audience if they would focus their questions to the Planning Board. Mrs. Rolf asked what RR1.5 zoning meant. Mr. Wilkin stated it is Rural Residential and Ms. Acworth has combined three lots into one. Mrs. Rolf stated that the zone wasn't commercial. Mr. Wilkin stated that there are allowed commercial uses in that zone. Mr. Wilkin added that this was a Medical Clinic and Office. Mr. Wilkin stated that someone who has a medical license, which a Veterinarian does have, is allowed with a special use permit. A member of the audience asked if there was going to be dog runs. Mr. Wilkin stated that no kennels were being proposed. Mrs. Rolf asked where the dogs would go, they can't stay inside. Ms. Acworth stated they would be walked on a leash. Mr. Croce stated that he had no objections to the Veterinary Office, his only concern would be kennels because he does live relatively close. Mr. Croce asked the Planning Board if Ms. Acworth did plan on putting in kennels in the future, what would be the procedure. Ms. Hilbert indicated that Ms. Acworth would have to come back before the Planning Board. Mr. Wilkin stated if Ms. Acworth wanted to do something with the manufactured home other than a residence, she would have to come back before the Planning Board for a site plan modification. Mr. Daryl David asked if there would be any landscaping on the plan. Ms. Acworth stated there is no landscaping planned except in the front. Mr. David stated it is a swamp in the back, and he would like to see a tree buffer in the back of the property. Mrs. Rutherford had a concern about potential kennels going in on the property in the future, and what the repercussions would be. Mr. Wilkin stated it would have to come in for a site plan modification and everyone would be notified of the public hearing at that time. Mr. Wilkin stated at this time, there is no kennel proposed. A member of the audience asked what would be done about the dog waste. Ms. Acworth stated that it would be cleaned up, the public would walk their dogs in a designated area in the front and the private area would be in the back. Mr. David asked if the driveway would have two exists. Ms. Acworth stated there would be one way in and one way out of the circular driveway. Ms. Hilbert stated that part of the review by the Planning Board is having an approval and a sign-off from the NY State D.O.T. for the sight distance. Mr. David asked the Board if comments would be accepted by the Planning Board. Mr. Wilkin stated comments could be submitted within a ten day timeframe after the public hearing. Ms. Hilbert asked if anyone else in the audience had any more questions or comments.

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

The Planning Board and applicant went over the Ulster County Planning Board comments. Ms. Hilbert read a section of the comments as follows;

"The County notes that the applicant is requesting a waiver from the requirements from landscaping given the presence of some existing vegetation, the spot immediately to the south of the proposed northern most driveway might benefit from landscaping in the form of street trees in order to help screen the view of the proposed parking areas." Mr.

Wilkin stated that the Ulster County Planning Board liked the idea of the hedge between the driveway, but the Board heard tonight that there could be a problem with the sight distance, so that is something that the Board will have to take into consideration. Mr. Clouser stated that the shrubs should be kept thirty inches in height for the sight distance. Ms. Hilbert asked Mr. Clouser if he had any comments. Mr. Clouser stated that this is a Special Use Permit and the Board has to take a look at how the property conforms with the neighborhood. Mr. Zand indicated there was a comment regarding the lighting. Mr. Wilkin stated the Ulster County Planning Board would like to keep the levels down. Ms. Acworth stated she will supply the Board with paperwork regarding the lighting. There was discussion regarding placement of the sign. Mr. Wilkin stated Ms. Acworth would have to keep the sign off of the State right-of-way. There was a determination to put this application on the June 28, 2016 agenda.

The applicant is scheduled for the June 28th. Planning Board meeting.

OLD BUSINESS

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

Planning Board member Nathaniel Baum recused himself from the discussion. Mr. Scott Olson was present to represent Verizon Wireless, along with consultant, Mr. Colin Fazio. Mr. Wilkin indicated that the forty thousand kilowatts was not changed as yet (see SEQRA form in file). Ms. Hilbert asked Mr. Ronald Graiff, RF Engineer, if he had any comments. Mr. Graiff indicated in his review of the information sent to him, Verizon has established that there is a need for coverage, but he is still waiting for the drive test data (see tab #3 to the May 2, 2016 responses, page four) and the addition of the scale and fixing of the legend on the plan. Mr. Olson stated that those were easy issues to fix. There was discussion that Mr. Clouser, Planning Board Engineer was reviewing the cost estimate to establish the Letter of Credit. Ms. Hilbert asked the Board members if they felt that this application could be deemed complete. Mr. Clouser stated that the issues are technical details. Ms. Hilbert stated that she would hope that Mr. Olson would make sure his engineers responded in a timely manner.

MOTION: Mr. Gorres made a motion to deem this application complete with Mr. Matthews seconding the motion. All ayes on the vote. Mr. Baum abstained from the vote.

The application will be scheduled for June 28th. for further review.

Pre-Application

Barbara Precour-Proposed Bed & Breakfast Site Plan SBL#95.1-6-2.13

Allan Ross, Architect was present, along with applicant Barbara Precour to discuss their proposed project with the Planning Board members. Ms. Hilbert asked Mr. Ross to give a brief description of the project to the Board. Mr. Wilkin stated there was a question of the number of rooms allowed for the Bed & Breakfast. Ms. Precour stated the number of

rooms would be five and ten people were allowed (see section of the code 110-20). Ms. Precour stated that they would utilize the rooms for the Bed & Breakfast on the second floor. Mr. Clouser stated this is a special use permit. Mr. Wilkin stated Ms. Precour would have to get approval from the Ulster County Health Department on the size of the septic compared to the use. The following items were discussed;

- Ulster County Health Department approval for size of septic tank for the Bed & Breakfast
- Show placement of the septic, well and dumpster on the map
- Show outside lighting on the house and parking lot (shielded non-glare)
- Show landscaping
- Show location and tax map on plan
- Show sight distance
- Show proposed driveway and buffer on plan

There was a determination that the current survey could be utilized, no new survey would be required.

The applicant will add the items to the map and placed on a future agenda

James Palen-proposed Lot Line Revision 1969 Route 44/55 SBL# 94.18-1-10 & 11.1

Ms. Brooks was present to represent the applicant. The Planning Board members reviewed the submitted map. Ms. Brooks went over the history of the separate parcels with the Planning Board members, indicating that a deed was signed by everyone but never filed. Ms. Brooks stated what she is proposing is taking a currently land locked parcel and grant it road frontage, but will render the senior house non-conforming. Ms. Brooks stated they are not proposing to make any changes other than a land conveyance to give road frontage to Jim Jr., (see map for additional information). Mr. Wilkin stated that Ms. Brooks would be asking for almost half an acre variance. Mr. Matthews stated that the lot fronting State Route 44/55 is not changing at all. There was discussion as to whether this would be considered a flag lot. Ms. Brooks indicated she would be looking to this Board for a recommendation to the Zoning Board of Appeals. There was discussion regarding the fact that the lot fronting NYS Route 44/55 would remain unchanged and may not need to go to the Zoning Board for a variance.

Ms. Brooks stated that she would do more research on this matter and get back to the Planning Board.

DISCUSSION

Solar Array Moratorium

Supervisor Croce updated the Planning Board about the proposed ground solar moratorium.

VOUCHERS

Voucher	Applicant	Amount from escrow	Motion
D. Clouser	Acworth Site Plan	\$94.00	Mr. Gorres/Mr. Baum
D. Clouser	Acworth Site Plan	\$97.00	Mr. Gorres/Mr. Baum
D. Clouser	Ale Site Plan	\$261.90	Mr. Gorres/Mr. Baum
D. Clouser	Kitty Lane Subdivision	\$27.00	Mr. Gorres/Mr. Baum

General Fund	Amount from General Fund	Motion
Highway Specifications (Dave Clouser)	\$94.50	Mr. Gorres/Mr. Baum

ADJOURNMENT

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

The meeting adjourned at 10:15 p.m.

Respectfully submitted by
Susan Bolde, Planning Board Clerk