

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

MAY 24, 2016

THE MEETING OPENED WITH A SALUTE TO THE FLAG BY VICE-CHAIRMAN RICHARD GORRES AT 7:30 P.M.

ROLL CALL, Vice-Chairman Richard Gorres, Thomas Wilkin, Lorraine Morano, Darryl Matthews, Nathaniel Baum

Absent: Cindy Hilbert, Kathie Beinkafner

MINUTES

May 10, 2016

MOTION: Ms. Morano made a motion to accept the minutes with Mr. Matthews seconding the motion. All ayes on the vote.

OLD BUSINESS

Hudson Valley Flyers Club-Site Plan Modification (Freetown Rd) SBL#101.2-3-6.11

Mr. Burt Schindler was present along with Mr. Fred Schindler as representatives to the Hudson Valley Flyers Club. Mr. Burt Schindler stated that they made the revisions that were discussed at the last Planning Board meeting they attended (April 12, 2016). The following items were revised;

- The six proposed airplane hangers are labeled on the map in blue, not to exceed 2,500 square feet. The seventh proposed airplane hanger to be located in the middle of the property, not to exceed 3,000 square feet (see map for location of potential hangers)
- The concrete/asphalt type aprons are labeled on the existing buildings
- The existing clubhouse is depicted on the map in red along with the existing tractor shed. The proposed hangers are depicted on the map in blue along with the potential structures (the proposed equipment storage shed and proposed pavilion).
- The existing gravel area has been labeled and parking has been labeled

Mr. Burt Schindler stated that the Planning Board had asked for the total disturbance area, and their Engineer, Larry Marshall added a note to the plan indicating the

approximate area of disturbance for the proposed buildings is 0.94 acres, which is less than an acre of disturbance. Mr. Burt Schindler stated that it was not their intention to do all that was proposed on the map in one shot, but probably over the course of several years. Mr. Matthews asked Mr. Burt Schindler if the Hudson Valley Flyers Club was proposing to put in a dumpster on the property. Mr. Burt Schindler stated the club members are responsible for getting rid of the garbage. Mr. Matthews asked if there were fuel tanks on the property. Mr. Burt Schindler stated there were no fuel tanks on the property besides the one for the clubhouse which is a 275 gallon tank for heating oil. There was a determination to review the Short Form EAF. Under Part I of the Short Form SEQRA "construction of the new 40' by 50' pavilion" was added to the form.

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

MOTION: Mr. Wilkin made a motion to declare this an unlisted action with Mr. Baum seconding the motion. All ayes on the vote.

MOTION: Mr. Wilkin made a motion to declare this a negative declaration with Mr. Baum seconding the motion. All ayes on the vote.

Mr. Gorres stated that the applicant will be set up for a public hearing and the application will be forwarded to the Ulster County Planning Board for review. The public hearing was scheduled for July 12th. The clerk will send a copy of the file up to the Ulster County Planning Board.

The application will be placed on the July 12th. Planning Board agenda for a public hearing.

DISCUSSION

DiMartino Subdivision

The Board reviewed the letter from Vincent J. Doce Associates dated May 3, 2016 regarding the DiMartino Subdivision. The Planning Board members reviewed the file. There was discussion regarding the fact that proper protocol was not used for the pump test. It was indicated that the last time the application was before the Board was January 26, 2010 to review the well results. There was a determination to deny the request to keep the application open and the file will be closed.

VOUCHER

Jason Shaw, Planning Board Attorney

Voucher-in the amount \$117.50 for review of the Verizon Wireless application to come out of the Verizon Wireless escrow.

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

AG Law Guidelines

The Board briefly reviewed the Guidelines for Review of Local Zoning and Planning Laws

ADJOURNMENT

The meeting adjourned at 8:30 p.m.

Respectfully submitted by
Susan Bolde, Planning Board Clerk