

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

July 26, 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, Lorraine
Morano, Nathaniel Baum, Darryl Matthews

Absent: Kathie Beinkafner
Planning Board Engineer: David Clouser

MINUTES

July 12, 2016

MOTION: Mr. Baum made a motion to table the minutes with Mr.
Wilkin seconding the motion. All ayes on the vote.

OLD BUSINESS

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

Mr. Zand was present to represent Ms. Acworth, who was also present. Revised plans were reviewed by the Planning Board members (dated July 26, 2016). Ms. Acworth stated they added the proposed business sign to the plan along with the existing lighting and dumpster area. Mr. Wilkin stated that the 911 numbers should be clearly visible from State Route 32. Mr. Wilkin stated that the proposed sign should be a monument sign and not a pole sign. Mr. Wilkin stated that according to the Town of Plattekill Code 110-19 a buffer is required between the site plan and residential use. Ms. Acworth was advised by the Board members to follow the guidelines in section of the code 110-19. The Board discussed different types of trees that could be planted in the back of the property as a buffer. The neighboring property owners, Mr. & Mrs. David were present and suggested arborvitae or Norway spruce, which would be somewhat deer proof and would grow quickly. Mr. Wilkin stated that the trees should be planted about twenty feet from the property line. Ms. Acworth stated she could put some type of evergreen trees there to create a barrier. Mr. Zand asked the Board if he would have to have new maps made up. The Board members agreed that Ms. Acworth could add a note to the plan which would state that the landscaping would be consistent with Town of Plattekill section of the code 110-19. There was a discussion that the map should reflect that there will be screening around the dumpster. Ms. Hilbert asked the Board members if they had any more questions. There was a determination to grant final approval.

MOTION: Mr. Wilkin made a motion to grant final approval for the Acworth Site Plan with the following additions to the map;

1. The landscaping will be consistent with Section 110-19 of the Town of Plattekill Landscaping code.
2. Screening will be provided around the dumpster.

Mr. Gorres seconded the motion. All ayes on the vote.
The applicant was granted final approval.

OLD BUSINESS

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

Ms. Carney was present to represent the applicant. Maps were reviewed by the Planning Board members. Ms. Carney updated the Board on the results of the discussion regarding the private road and the history of the property. (see file for memo from Planning Board Attorney Jason Shaw regarding the private road issue). The road grades were discussed. Ms. Carney stated they have to look at the driveway grades, but she did not feel that they would be an issue going forward. Mr. Wilkin stated he felt this should go to the Fire Department to get their input on the road. There was a determination that when Ms. Carney had the driveway grades put on the plan, the plan would be reviewed by the Highway Superintendent and sent to the Fire Department. Mr. Clouser stated that a Habitat Assessment Report should be submitted to the Board. Ms. Carney asked Mr. Clouser if a Short Form EAF was acceptable. Mr. Clouser stated it would be acceptable.

Ms. Carney will supply a map with the driveway grade which will be submitted to the Fire Department for their review and comment.

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

Mr. Hagopian, representative for the applicants was present, along with Mr. Lacouette. Mr. Hagopian presented approvals from the Ulster County Health Department. Ms. Hilbert asked Mr. Clouser if the waiver for the road length was reviewed. Mr. Clouser stated it was talked about but no decision was made regarding the waiver. Mr. Wilkin asked if the roadway would be considered a separate lot. Ms. Hilbert stated it would not be considered a separate lot, it would be part of the parent lot. Mr. Clouser stated that his firm is going through the SWPPP review. The AT & T Easement was discussed. Mr. Clouser stated the Board would need a copy of the A T & T Easement for the file. There was discussion regarding the width of the private road. Mr. Hagopian stated that they were planning on building the private road to a 20 foot width. There was discussion

regarding future development of the private road. Mr. Lacouette stated that there may be other family members who would be building off of the private road. Mr. Clouser asked Mr. Hagopian to show the existing and proposed grades. There was discussion regarding providing an easement for the Town for snow storage. Mr. Lacouette stated he had no problem with providing a snow storage easement for the Town. Mr. Clouser indicated he would provide comments to the Board along with the SWPPP review. Mr. Hagopian asked the Board if a public hearing could be scheduled. Ms. Hilbert stated that the Board would need to have the comments on the SWPPP before completing SEQRA and scheduling a public hearing. Mr. Hagopian stated that Mr. Lacouette would like to start building his house on the property. The Board stated that Mr. Lacouette would have to talk to the Building Department in regard to obtaining a building permit. *The applicant will supply revised plans for continued review by the Planning Board.*

MINUTES

MOTION: Mr. Gorres made a motion to approve the minutes with corrections with Ms. Morano seconding the motion. Ms. Hilbert abstained. All others voted aye.

DISCUSSION

The Board received a letter from Tara Fitzpatrick, adjacent property owner from the Hurd's Family Farm. She indicated that work was being done on the property without a site plan. Ms. Fitzpatrick indicated that an electrical service was installed on the property. Mr. Wilkin indicated that the electrical line was installed and a line run to the pond for irrigation purposes. Ms. Hilbert asked if there was documentation regarding that. Mr. Wilkin indicated that the Building Department would have records regarding that.

The letter and documentation from the Building Department will be placed in the Planning Board file.

VOUCHERS

Invoice from Ron Graiffe to come out of the Verizon Wireless Escrow in the amount of \$2,011.50.

MOTION: Mr. Gorres made a motion to approve the voucher in the amount of \$2,011.50 with clarification of the invoice. Mr. Baum recused himself from the vote. The vote was seconded by Mr. Matthews. All ayes on the vote.

Barton & Loguidice for David Clouser Engineering Review of the following projects;

Project	Amount	Motion
Acworth Veterinary Hospital	\$135.00	Mr. Gorres/Mr. Baum
Lacouette Subdivision	\$777.50	Mr. Gorres/Mr. Baum

Project	Amount	Motion
Emily Estates	\$125.00	Mr. Gorres/Mr. Baum
Emily Estates	\$213.00	Mr. Gorres/Mr. Baum

Planning Board General Fund

Voucher from W.B. Mason for a scanner in the amount of \$268.99 to come out of the Planning Board General Fund.

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

ADJOURNMENT

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

The meeting was adjourned at 9:10 p.m.

Respectfully submitted by
Susan Bolde Planning Board Clerk