

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

August 23, 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

Absent: Darryl Matthews, Kathie Beinkafner

Planning Board Engineer: David Clouser
Planning Associate: Mike Welti

MINUTES

August 9, 2016

MOTION: Mr. Gorres made a motion to approve the minutes of August 9, 2016 as
written with Ms. Morano seconding the motion. All ayes on the vote.

DISCUSSION

**Paul Patropulos Proposed Two Lot Subdivision (2281 State Route 32)SBL#94.3-1-
1.12**

Ms. Brooks was present to represent the applicant, Mr. Paul Patropulos who was also present. Ms. Brooks presented the proposed two lot subdivision to the Planning Board members, indicating they were proposing a single family dwelling with a garage. Ms. Brooks indicated she spoke with Dave Corrigan of the D.O.T. regarding the sight distance. Mr. Wilkin stated he would like to have something for the record that indicates D.O.T. is o.k. with the two driveways. Ms. Brooks indicated this was a simple subdivision and she was hoping that they could be scheduled for a public hearing. Ms. Hilbert asked Ms. Brooks if she had the new maps available. Ms. Brooks stated the field work was just done and they can submit new maps. Ms. Brooks added that the only thing that has changed on the map is the relocation of the driveways. Ms. Hilbert asked Mr. Patropulos if there would be any further subdivision of the lot. Mr. Patropulos stated no, there was no plan on further subdividing the lot. Mr. Wilkin asked Ms. Brooks if the wetland on the map was a Federal wetland. Ms. Brooks stated it's not mapped on any of the County websites. Mr. Wilkin stated that to move forward they should have the revised plans and then the Board can complete SEQRA. Ms. Brooks stated the Planning Board can still do SEQRA before they open the public hearing.

Ms. Brooks asked Mr. Clouser if he had any comments. Mr. Clouser asked Ms. Brooks if she had anything from the Ulster County Board of Health. Ms. Brooks stated Peak Engineering was doing the septic and they would have the Board of Health approval before the public hearing. Mr. Clouser commented on the sight distance. Ms. Brooks stated that was one of the biggest concerns about the property. Ms. Brooks added that they placed the driveway where Dave Corrigan wanted it to be placed. Mr. Clouser stated his concern would be the sight distance going Northwest. Mr. Clouser stated the distance between the septic and well should be checked, there didn't seem to be enough separation distance. Ms. Brooks stated that she would have the separation distance checked. Ms. Brooks asked the Board if they could schedule for a public hearing. Ms. Hilbert stated that the public hearing would be held at the Senior Center. *Revised plans will be submitted. The public hearing will be held at the Senior Center on September 13th.*

Highland Inn Site Plan (200 Fosler Road)SBL# 102.1-1-23.1

Attorney Michael Moriello was present along with John Queenan P.E. to represent the applicant. Mr. Isaac Mandel was in the audience to answer questions from the Planning Board about the proposed site plan. Ms. Hilbert asked Mr. Queenan if he would give a brief description of the proposal. Mr. Queenan stated that the site is approximately sixty nine acres and resides in the RR1.5 Zoning District. The property is about one hundred feet from Camp Sunset Road. Mr. Queenan stated that Mr. Mandel purchased the property and intends to renovate it and use it as a multi-family, structural, seasonal camp use. Mr. Queenan added that would mean renovating the existing residential buildings on the property and constructing six additional residences, basically duplex units and renovating the existing hotel on the site for student residence. Mr. Queenan stated that they were proposing new construction of a two story, 5,000 square foot reading room for prayers and a synagogue. Mr. Queenan stated that most of the other structures will remain as it is. Mr. Queenan stated this is basically a re-use of a property that already exists. Mr. Queenan stated they are starting with this sketch plan and basically wanted to introduce it this evening and see if the Board had any major concerns that they should address before they get into a more detailed engineering design. Mr. Queenan stated that they have Mr. Clouser's Engineering comments and would be addressing them. Ms. Hilbert stated that she knows this property has a bit of a history, so maybe they could have some discussion about the prior history. Mr. Wilkin asked Mr. Queenan how many units were on the property right now. Mr. Queenan stated that currently there were approximately seventy individual rooms. Mr. Mandel stated that people rent out a room, which has a bedroom, toilet and kitchenette. Mr. Mandel stated there are people that rent for months, years or weeks. Mr. Wilkin stated that would be seventy dwelling units. Mr. Wilkin asked if they are all considered single bedroom apartments. Mr. Mandel stated there are six mobile homes there that he has never entered, they probably have two or three bedrooms. Mr. Wilkin stated that he was trying to get a bedroom count. Mr. Wilkin asked Mr. Clouser if the number of people per residence would be two or one? Mr. Clouser stated planning wise it would be less than two people per residence. Mr. Wilkin stated it could be one and

three quarter people per residence and the mobile units would be four people to each one. Mr. Wilkin stated that would give you twenty four people to the mobile units. Mr. Clouser stated that it would be one hundred fifty people for the dwelling units. Mr. Wilkin stated he would like to see what the impact is now, and what the proposed impact would be. Mr. Wilkin added that this is one of the main things that they would need for the density counts. Mr. Queenan stated he would go through the property and list the count per building. Mr. Wilkin stated that there are wetlands on this project. Mr. Wilkin stated that D.E.C. flagged the area and D.E.C. didn't really classify the parcel to the North as being State wetlands. Mr. Moriello stated they haven't added anything to the maps yet. Mr. Wilkin stated that D.E.C. wants to see every map because some of the wetlands have been re-classified. Mr. Moriello stated he doesn't think they have jurisdiction to require those things, however, he didn't think it was going to make a big difference to this piece of property. Mr. Moriello stated that they would hire Mike Norwicki from Ecological Solutions to do a study, he will delineate the wetlands and do a threatened and endangered species assessment. Mr. Wilkin stated he would like to see Brian Drumm sign off on the map and if Mr. Moriello was going to have a meeting with him, he would like to attend. Mr. Wilkin stated the Board should be copied on any communications and correspondence with D.E.C. Mr. Wilkin stated this is being presented as a multi-family and from what he was picking up from the project, it isn't a multi-family. Mr. Wilkin stated it is more like a dormitory, instructional use, not so much a multi-family. Mr. Moriello stated it depends on how this fits into section of the code 110-22 (multi-family dwellings). Mr. Wilkin stated that the code doesn't really address the way he sees this project and he is trying to figure out how it fits into the code. Mr. Mandel stated it would only be for summer use for eight or nine weeks, and it would be boys with their counselors. Mr. Wilkin stated it would be more of a dormitory type set up, so it is not like it is families there. Mr. Wilkin stated there are some buildings that are labeled "student residential" and "residential." Mr. Wilkin asked if the kitchens would be removed because there would be a common kitchen. Mr. Mandel stated yes. Mr. Wilkin stated that removing the kitchens would change the whole dynamic and throw the multi-family "out the door." Mr. Moriello asked Mr. Wilkin how it "throws it out the door?" Mr. Wilkin stated because there is not kitchen and the definition of a dwelling unit according to the Town of Plattekill code, has to have a bathroom, it can be a single room and kitchen facilities. Mr. Wilkin stated that if you look at the State code, a family is a close relative which can be a father, mother and children and in this case it looks like it would be a camp for boys only, whether the family comes and visits and stays someplace, he did not know. Mr. Mandel stated that the counselors come with their wives for the whole nine weeks, so there will be families there. Mr. Moriello read a portion of the code for description of "dwelling unit" (section of the code 110-6). Mr. Moriello stated he felt that "dwelling unit" clearly applied to an individual lot. Mr. Wilkin stated that the multi-family code does refer back to a family unit, so then you look at the definition of dwelling unit and if there is a problem in the code in the way it is written, then that needs to be discussed and who has to address that is another question. Mr. Moriello stated that the Building Inspector interprets the zoning law. Mr. Wilkin stated that the Planning Board

does not have a determination from the building inspector, this is an informational discussion right now. Mr. Clouser stated he did not see how "mixed use" fits this application. Ms. Hilbert asked Mr. Clouser why he didn't think that mixed use would be appropriate for this application. Mr. Wilkin asked what would be the main use, would it be instructional? Mr. Moriello stated that instructional use is permitted in this zone (see section of the code 110-6 for definition). Ms. Hilbert asked Mr. Mandel if this would be year round. Mr. Mandel stated that it would be nine weeks. Mr. Gorres asked Mr. Mandel if there would be a caretaker on the property. Mr. Mandel stated yes. There was discussion regarding whether this would be "instructional use" under the principle use of the property or if "resort" would be considered the principle use. Ms. Hilbert read section 110-6 of the code under *Word Usage and Definitions* for "resort." Ms. Hilbert stated she felt this application would fall under multi-family rather than resort. Mr. Wilkin stated that the Planning Board would need a determination from the Building Inspector. Mr. Moriello stated that the Building Inspector hasn't indicated that he has a problem with the application. Mr. Queenan stated they had an informal meeting with the Building Inspector several months ago. Mr. Gorres stated this would be more like a summer school. Mr. Wilkin stated once the Board has a determination and the applicant provides more information he would like to see this application go to the Ulster County Planning Board for a gateway meeting. Mr. Queenan stated they would follow up with the Building Inspector. Mr. Moriello stated that they will also be responding to Mr. Clouser's Engineering comments (dated July 25, 2016). Mr. Clouser stated that a good description of what is planned for that property would be helpful to the Board. Mr. Wilkin asked Mr. Queenan if he would clarify what the 50 x 70 feet mobile home units were (*page 2 of the Proposed Development of the Project Narrative*). Mr. Queenan stated there are five existing mobile home units and they are proposing to build three new ones. Mr. Wilkin asked if the three proposed new units would be modular or mobile home units? Mr. Queenan stated they are double wide mobile homes. Mr. Queenan stated that there is a main building that will be converted and serve as the student residence. Mr. Queenan stated the rest of the residences are existing. Mr. Wilkin stated he would like clarification of what Mr. Queenan's interpretation of a residential unit would consist of. Mr. Wilkin pointed out that the building area in square footage on the application form was off; the square footage for the meeting hall alone was 5,000 square feet. Mr. Wilkin stated that Town of Newburgh should be added to the interested agencies list. Ms. Hilbert asked Mr. Mandel if there were people currently living in the mobile homes. Mr. Mandel stated yes. Ms. Hilbert asked Mr. Mandel if those people who live there now would no longer continue to live there once the camp gets operational. Mr. Mandel stated yes. Mr. Wilkin stated that there is a cemetery within the property and if it is abandoned, the Town should have an easement to the cemetery in order to maintain it. Mr. Moriello stated they can find out if someone takes care of the cemetery. Ms. Hilbert stated that the Planning Board would require a Notice of Determination from the Building Inspector and a more detailed description of the project. Mr. Moriello stated they will provide more details and set up a meeting with the Building Inspector.

A Notice of Determination will be provided to the Planning Board by the Building Inspector.

Kitty Lane Properties

Ms. Brooks asked Planning Board Engineer, David Clouser if her client would have to Submit The Habitat Assessment for Kitty Lane. Ms. Brooks stated nothing came up on the EAF or resource web mapper. Ms. Brooks stated it would be \$1,000.00 to update the wetlands and \$2,000.00 to do the Habitat Assessment. Mr. Clouser stated the property is surrounded by wetlands, if the property was a corn field or something like that, there would be no need to do it, but there are wetlands nearby. Ms. Brooks stated they would be redoing the wetland delineation, but the Habitat Assessment is another \$2,000.00 on top of that. Mr. Clouser stated that the wetland area should be looked at for threatened and endangered species. Ms. Brooks indicated a Habitat Assessment would be limited to the wetland area then, instead of the entire site.

VOUCHERS

Mr. Baum recused himself from voting on the vouchers

Consultant	Applicant Escrow	Voucher amount	Motion
Ron Graiff	Verizon Wireless	\$229.00	Ms. Hilbert/Ms. Morano
Barton & Loguidice	Huckleberry Bluestone	540.00	Ms. Hilbert/Mr. Gorres
Barton Loguidice	Verizon Wireless	340.00	Ms. Hilbert/Mr. Gorres

ADJOURNMENT

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

The meeting adjourned at 9:00 p.m.

Respectfully submitted by
Susan Bolde, Planning Board Clerk