

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

October 25, 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 (arrived at 8:30 P.M.),  
Thomas Wilkin, Kathie Beinkafner : Nathaniel Baum

Absent: Lorraine Morano, Darryl Matthews

PLANNING BOARD ENGINEER: David Clouser

***MINUTES***

October 11, 2016

**MOTION:** Mr. Wilkin made a motion to approve the minutes of October 11, 2016  
as amended, (change "January" to "February") with Mr. Baum seconding the  
motion. All eyes on the vote. Mr. Gorres was not present to vote.

***OLD BUSINESS***

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

Ms. Brooks was present to represent the applicant. The Planning Board members reviewed the updated engineering comments dated October 21 from Mr. Clouser. Ms. Brooks indicated that Mr. Hagopian would be re-configuring the roadway because the underground utilities are currently going to be put in where the proposed roadway was going to be. Mr. Wilkin asked Ms. Brooks if that would change all the drainage. Ms. Brooks stated yes it would. Ms. Hilbert asked Ms. Brooks if she ever found out if the AT & T line was still active. Ms. Brooks stated she spoke with Mr. Mark Burkhardt, the Manager at AT & T and he indicated that the line was still active. There was a determination that SEQRA would not be completed this evening. Ms. Hilbert stated Ms. Brooks would be placed on the next Planning Board agenda. Ms. Brooks stated she would make sure that Mr. Hagopian had something to submit to Mr. Clouser by November 4<sup>th</sup>.

*The applicant will be scheduled for November 15<sup>th</sup>. for continued review of the project.*

## **DISCUSSION**

### **James Palen-1969 Route 44/55 SBL#94.18-1-10 & 11.1**

Ms. Brooks discussed the application with the Planning Board members, indicating that the 1966 deed was found which had never been recorded. Ms. Brooks indicated Mrs. Palen was able to get it recorded and filed on Sept. 6 2016. Ms. Brooks indicated it was filed as a recorded ancient deed. Ms. Brooks stated what they are trying to do is a consolidation of the 4 deeds which will give Mrs. Palen a buildable lot which will be consistent with all of the lots along 44/55. Ms. Brooks stated that Mr. Palen would take a non-conforming lot and make it more conforming. Ms. Brooks stated that the Board had talked about not needing to actually give approval because they are working with existing deeds. Ms. Brooks stated she was told at the June 14<sup>th</sup>. Planning Board meeting to complete the survey and come back again and the Planning Board would make a determination. Mr. Wilkin stated that the deeds just show ownership as it stands, so the Board would not need to take any action on this. Ms. Brooks stated she would file the map along with the consolidated deeds.

*No further action will be required on this.*

## **OLD BUSINESS**

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

*Planning Board member, Nathaniel Baum, recused himself.* Mr. Scott Olson, representative for the Verizon Wireless application was present, along with Engineer, Colin Fazio. Mr. Clouser's October 24, 2016 Engineering comments were briefly discussed. There was a determination to go over Part II of the Long Form EAF. Based on impact on response in Part II, there was a determination to provide reasons in support of where the impact has been identified as potentially moderate to large. The following are the impacts identified in Part II and the reasons in support of why the impact would not have a significant adverse environmental impact.

Impact on Land-The proposed action may result in increased erosion, whether from physical disturbance or vegetation removal including from treatment by herbicides.

Response: The proposed development includes significant means and methods that will be used to reduce the potential for erosion and sediment erosion.

Impact on Plants and Animals-The proposed action may cause a reduction in population or loss of individuals of any threatened or endangered species, as listed by New York State or the Federal Government, that use the site, or are found on over or near the site, and;

Impact Threshold 7 (d): The proposed action may result in a reduction or degradation of any habitat used by any species of special concern and conservation need, as listed by New York State or the Federal Government.

Response: A Threatened and Endangered Species Assessment was conducted by Tectonic Engineering & Surveying consultants, PC to identify potential adverse impacts to flora, fauna, and overall habitat characteristics of the site. Necessary tree clearing and trimming work must be completed between October 1 and March 31<sup>st</sup>.

Impact on Aesthetic Resources-

Impact Threshold 9 ( C )The proposed action may be visible from publically accessible vantage points

Impact Threshold 9 ( F ) There are similar projects visible within the following distance of the proposed project (3-5 miles)

Response: A balloon test was conducted on March 3, 216 in a manner consistent with the current industry standards.

Please see file for complete SEQRA review and Part III Determination of Significance.

*Mr. Gorres arrived at 8:30 p.m.*

SEQRA Lead Agency

*Mr. Baum abstained from voting:*

**MOTION:** Mr. Wilkin made a motion that the Town of Plattekill 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.

There was discussion regarding setting this application up for a public hearing and sending the application to the Ulster County Planning Board for their review and comment. Mr. Wilkin stated that the Ulster County Planning Board would review this at their December 7<sup>th</sup>. meeting, and the Planning Board would have their meeting on December 13<sup>th</sup>.

*The application will be set up for a public hearing on November 15, 2016. The file will be forwarded to the Ulster County Planning Board for their review at their December 7<sup>th</sup>. meeting.*

**VOUCHERS**

Voucher from Jason Shaw on Kitty Lane Subdivision

Ms. Hilbert asked Mr. Gorres if he contacted Mr. Shaw in regard to the past due bill of \$822.96. Mr. Gorres stated he would call first thing the following morning.

Vouchers from David Clouser, Planning Board Engineer

<b><i>Voucher</i></b>	<b><i>Applicant</i></b>	<b><i>Escrow amount</i></b>	<b><i>Motion</i></b>
David Clouser	Hurd Family Farm	\$ 67.50	Mr. Gorres/Mr. Baum
David Clouser	Verizon Wireless	1,891.25	Mr. Gorres/Mrs. Beinkafner
David Clouser	Highland Inn	551.25	Mr. Gorres/Mr. Baum
David Clouser	Dunkin Donut	67.50	Mr. Gorres/Mr. Baum
David Clouser	Acworth Site Plan	67.50	Mr. Gorres/Mr. Baum

**ESCROW INCREASE**

**MOTION:** Mr. Gorres made a motion to increase the escrow of Verizon Wireless in the amount of \$5,000.00. Mrs. Beinkafner seconded the motion. All ayes on the vote. *Mr. Baum abstained from the vote.*

**ADJOURNMENT**

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

The meeting adjourned at 8:45 p.m.

Respectfully submitted by  
Susan Bolde, Planning Board Clerk

