

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

September 13, 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, Kathie Beinkafner

MINUTES

August 23, 2016

MOTION: Mr. Matthews made a motion to approve the minutes of August 23, 2016 with
amendments with Ms. Morano seconding the motion. All eyes on the vote.

PUBLIC HEARING

**Barbara Precour/Elixir Spring House-Proposed Bed & Breakfast Site Plan
(Crescent Ave.)SBL#95.1-6-2.13**

Ms. Hilbert read the public hearing notice for Barbara Precour. Ms. Precour gave a brief description of her project to the audience and the Planning Board members. Mr. Matthews looked over the mailings (for the 500 feet notifications) and submitted green cards and found them to be satisfactory. Ms. Hilbert asked if anyone in the audience had any questions. Mr. Haeser indicated that he had a concern regarding the parking. Mr. Haeser stated that he would also like to make sure that there are guidelines in place for the safety of the people that will be staying at the Bed & Breakfast. Mr. Wilkin asked Mr. Haeser if he had an issue with the headlights from the cars entering the Bed & Breakfast. Mr. Haeser stated that he would like to have something like a fence there, so that the car headlights don't shine into his front porch. Mr. Ahmad stated that him and his wife own the adjacent property and the only issue he has is proposing some sort of a small fence which would guide people across the dirt road from the weddings which are held on his property, to her Bed & Breakfast. There was discussion regarding putting a trellis and caution sign along the pathway on the dirt road to caution cars going down the dirt road that people cross over that area. Ms. Hilbert asked if anyone in the audience had any more questions. There were no further comments from the audience.

MOTION: Mr. Gorres made a motion to close the public hearing with Mr. Matthews
seconding the motion. All eyes on the vote.

Ms. Hilbert asked Ms. Precour how many rooms would be rented out. Ms. Precour stated that there would be five rooms with two people per room. Ms. Hilbert asked Ms. Precour if food would be served to the guests. Ms. Precour stated that breakfast would be served to the guests. Ms. Hilbert gave Ms. Precour a copy of the Ulster County Planning Board comments. Ms. Hilbert stated that Ms. Precour should provide the Planning Board with more information regarding the septic. Mr. Wilkin stated that once they get the Board of Health approval that would answer a lot of questions regarding the septic. Ms. Hilbert asked Ms. Precour if she was planning on putting up a sign. Ms. Precour indicated she would like to put up a sign. Ms. Hilbert stated that Ms. Precour could look at the codebook to see what dimensions she would be allowed for the sign, and that Ms. Precour should show the placement of the sign on the map. Ms. Hilbert stated that a handicapped spot should be added to the parking area. In summary;

1. Depict handicapped accessible spot on the map
2. Show the location and dimensions of the signage on the map
3. Submit Board of Health approval for the existing septic system

There was discussion regarding putting up a trellis with a gate and "caution" sign for people accessing the dirt road pathway from Liberty View Farms to the Bed and Breakfast. Ms. Hilbert asked what the hours of operation would be. Ms. Precour stated 3:00 p.m. would be check in time and 11:00 a.m. the next day would be check out time. There was discussion regarding putting in low growing shrubs at the end of the parking area to block the car headlights from the neighboring property owners. Ms. Hilbert asked Ms. Precour if the dumpster was fenced in. Ms. Precour stated it was.
Ms. Precour will submit the necessary documentation and add the revisions to the plan.

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

Mr. Steven Pauli from Brooks & Brooks was present to represent the applicant. Ms. Hilbert and the Planning Board members reviewed the Short Form EAF Part 1 and Part 11.

MOTION: Mr. Wilkin made a motion that the Planning Board 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. Gores seconding the motion. All ayes on the vote.

Ms. Hilbert opened the public hearing and read the public hearing notice. Mr. Pauli presented the proposal to the audience and Planning Board members. Ms. Hilbert asked if anyone in the audience had any questions. Mr. Smith, a neighboring property owner asked Mr. Pauli if his neighbor, Mr. Chow's driveway was encroaching on Mr. Patropulos property. Mr. Pauli stated that the driveway was not encroaching on Mr. Patropulos's property and showed Mr. Smith the property boundary lines. Mr. Smith also had a concern about the site distance for the proposed driveway. Mr. Pauli stated D.O.T. has been out to look at the site and would be issuing a driveway permit. There were no other questions from the audience. Mr. Matthews reviewed the addresses and mailings from the property owners within the five hundred feet and found them to be satisfactory.

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

Mr. Pauli stated that he would be receiving D.O.T. approval shortly along with the Board of Health approval. Mr. Pauli stated the Agricultural notes were added to the map. Mr. Pauli asked if the project could get a conditional final approval.

MOTION: Mr. Gorres made a motion to grant preliminary approval with Ms. Morano seconding the motion. All ayes on the vote.

MOTION: Mr. Gorres made a motion to waive the final public hearing with Ms. Morano seconding the motion. All ayes on the vote.

MOTION: Mr. Gorres made a motion to grant conditional final approval with the following conditions:

1. Receipt of the D.O.T. driveway permit
2. Board of Health approval
3. All maps, mylars and final fees

Ms. Morano seconded the motion. All ayes on the vote.

The applicant received conditional final approval. The maps will be signed when the conditions are met.

NEW BUSINESS

Blind-O-Corp/Montanya Lot Line Revision/Site Plan Modification (12 Carroll Lane)SBL#95.15-2-8 & 7.11

Planning Board member Nathaniel Baum recused himself. Mr. Medenbach was present to represent the applicant. Mr. Michael Baum was also present. The Planning Board members reviewed the maps. Mr. Medenbach stated that there is a neighboring property owner who is an employee that

wants a little sliver of land, so they are proposing a Lot Line Revision. Mr. Medenbach stated that the open space agreement (on the revised site plan for Aloha Mobile Home Park Expansion) required a specific area of acreage. Mr. Medenbach stated the total required open space was 19.18 acres, the total acreage provided was 19.68. Mr. Medenbach stated that the proposed land conveyance to the neighboring property owner would be .22 acres and the revised open space provided would be 19.46. Mr. Medenbach stated the Lot Line Revision should not have any impact on the open space agreement. Mr. Wilkin read note #5 of the revised site plan map as follows; "*area to be preserved as open space by deed restriction shall be recorded in the office of the Ulster County Clerk's office.*" Mr. Wilkin asked Mr. Medenbach if the deed description that was filed indicated the total open space as 19.68. Mr. Medenbach stated yes. Mr. Wilkin stated the Town Board would have to amend that deed description to reflect the land conveyance. Mr. Wilkin stated the SEQRA would also have to reflect that this is a revision to a site plan. Mr. Matthews stated that the land conveyance on the SEQRA form shows 0.23 and the map indicates 0.22 acres to be conveyed to Stanley Montanya. Mr. Wilkin stated that this will have to go to the Ulster County Planning Board for referral because of the site plan modification, it would not need to go for the Lot Line Revision. Mr. Wilkin stated he would like the Building Inspector to review the site plan modification and see if it meets the town requirements for density, road frontage and whether there would be a problem with the open space restriction. There was a determination to review the Open Space Agreement and the fact that it may need to be refiled. Mr. Wilkin stated he would like to type the action under SEQRA.

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

MOTION: Mr. Wilkin made a motion to type this as an Unlisted Action with Mr. Gorres seconding the motion. All ayes on the vote.

In summary;

1. Review and complete SEQRA and set up for a public hearing (then send the application to the Ulster County Planning Board).
2. Provide the survey map
3. Check on the filed Open Space Agreement
4. Label the house and garage correctly
5. Provide a copy of the Deed restrictions
6. Notice of Determination from the Building Inspector

7. Correct the acreage on the SEQRA form and map.

The applicant will provide the listed items to the Planning Board.

DISCUSSION

TRAINING

Mr. Wilkin indicated that a seminar would be held at the SUNY Ulster Campus on September 26th. From 7:00 p.m. to 9:30 p.m. on Building a Better Record. A copy of the accrued training hours will be forwarded to the Board members for their review.

VOUCHERS

<u>Applicant/Voucher</u>	<u>General Fund</u>	<u>Amount</u>	<u>Motion</u>
Hurd Farms	Planning Board	\$65.00	Mr. Gorres/Mr. Baum

<u>Applicant/Voucher</u>	<u>Escrow Account</u>	<u>Amount</u>	<u>Motion</u>
Innovation Homes	Barton & Loguidice	\$1,780.00	Mr. Gorres/Mr. Baum

Ms. Hilbert stated that the Town Hall would be used as a polling place on November 8th, which is the regularly scheduled Planning Board meeting. The Board discussed the fact that since there would only be one meeting in November because of the Thanksgiving holiday, Tuesday, November 15th. would be the scheduled meeting date for November.

MOTION: Mr. Gorres made a motion to reschedule the November 8th. Planning Board meeting to November 15th. Ms. Morano seconded the motion. All ayes on the vote.

ADJOURNMENT

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

The meeting adjourned at 9:00 p.m.

Respectfully submitted by
Susan Bolde, Planning Board Clerk