

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

APRIL 25, 2017

THE MEETING OPENED WITH A SALUTE TO THE FLAG BY CHAIRPERSON,
CINDY HILBERT AT 7:30 P.M.

ROLL CALL: Chairperson: Cindy Hilbert, Thomas Wilkin, Darryl Matthews,
Richard Gorres, Kathie Beinkafner, Nathaniel Baum

Absent: Lorraine Morano

MINUTES

April 11, 2017

MOTION: Mr. Gorres made a motion to approve the minutes as written with Mr.
Matthews seconding the motion. All ayes on the vote.

NEW BUSINESS

**Shawangunk Estates 3 lot subdivision/Site Plan (Camp Sunset Road)SBL#101.2-
2-12.91**

Mr. Darren Doce was present to represent the applicant. The Planning Board members reviewed the submitted map and Mr. Doce's response comments (dated April 11, 2017) in which he responded to Planning Board Engineering comments dated March 10, 2017 by David Clouser. Mr. Wilkin asked Mr. Doce if he was planning one driveway off of Plattekill-Ardonia Road and one driveway off of Camp Sunset Road. Mr. Doce stated the driveways were the same as when they were proposing the five lot subdivision. Mr. Doce added that the driveway coming off of the County Road was approved by the Ulster County Department of Public Works at that time (see file for letter from the UCDPW dated July 26, 2012). Mr. Wilkin stated he remembered that the neighbors had a concern about the water run-off on Plattekill-Ardonia Road which drained onto their property. Mr. Wilkin added that he felt Mr. Wager, the Highway Superintendent should revisit the site and take a look at the driveway and see if he has any issues with anything. Mr. Wilkin referenced comment #4 in Mr. Clouser's comments which are as follows; "*The installation of a new culvert and the improvement/creation of a roadway drainage swale is proposed on the Camp Sunset Road on lot #2. This work should be referred to the Town Highway Superintendent to confirm that this work as detailed on sheet #4 is acceptable, since this work is noted to be deferred until a building permit application is made by a new owner per note 6 on sheet 2 of the subdivision plans.*" Mr. Doce asked if he should get in touch with Mr. Wager, Highway Superintendent. The Board members stated that the clerk will send a memo to the Highway Superintendent.

Mr. Doce stated that the SWPPP was reviewed by Mr. Clouser and a Habitat Assessment Report was submitted. Mr. Doce added that one of Mr. Clouser's comments from his March 10th. review was that "*Paintball Operation be replaced with "Active Recreational Use."* The Planning Board members agreed that "*Paintball Operation*" should be replaced with "*Active Recreational Use*". The Planning Board members discussed revising the SEQRA form to reflect the adjustment from a five lot subdivision to a three lot subdivision. The SEQRA form was revised as follows;

- The acreage was adjusted to 122.99 +/-
- The lot count was revised to reflect the current three lot subdivision.
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A motion was proposed to re-open SEQRA.

MOTION: Mr. Wilkin made a motion to re-open SEQRA due to the modification to the site plan and subdivision. Mr. Gorres seconded 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 a determination that another public hearing (final public hearing) would be necessary because the last public hearing was held back in 2012 and reflected the five lot subdivision. Ms. Hilbert stated that after Mr. Doce talks to the Highway Superintendent he can come back and a public hearing would be scheduled. Mr. Wilkin stated at that time they could grant preliminary approval. Ms. Hilbert stated that there was only \$554.00 in escrow. Ms. Hilbert asked the Board members if they would like to increase the escrow. There was a determination that the escrow would be increased by \$1,000.00.

MOTION: Mr. Gorres made a motion that the escrow be increased by \$1,000.00. The motion was seconded by Mr. Baum. All ayes on the vote.

The clerk will send a letter to the applicant with the request for escrow replenishment in the amount of \$1,000.00.

The applicant will schedule a site visit with the Highway Superintendent and return to the Planning Board to set up a final public hearing.

VOUCHERS

Voucher to come out of the Planning Board General Fund

Voucher	Amount	Motion
Thomas Wilkin	\$22.15	Mr. Gorres/Mr. Baum

DISCUSSION

Mr. Wilkin stated that he attended the April 13th. Planning Seminar Series at SUNY Ulster in Stone Ridge.

ADJOURNMENT

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

The meeting adjourned at 8:25 p.m.

Respectfully submitted by
Susan Bolde, Planning Board Clerk