

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

JUNE 27, 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, Nathaniel Baum, Lorraine Morano, Kathie  
Beinkafner

***MINUTES***

June 13, 2017

**MOTION:** Ms. Morano made a motion to approve the minutes with corrections  
with Mr. Matthews seconding the motion. All eyes on the vote.

***OLD BUSINESS***

**The Way Family Christian Center Site Plan proposal (471 New Hurley Rd.)  
SBL#101.3-3-6.1**

Pastor Felix Robles was present, along with his representative, Brad Will to discuss their proposed site plan/special use project with the Planning Board. The project is located at 471 New Hurley Road on 1.87 acres, in the RS-1 zone. Mr. Will stated he contacted the original surveyor (Mr. Weeden), and they are trying to get an answer regarding the twenty-five foot to the center road question brought up at the May 9<sup>th</sup>. Planning Board meeting (see file for minutes on the discussion). Mr. Will stated that he provided the contours which were taken from the USGS Map. Mr. Will stated that he showed the new deck and stone patio in the back which could be accessible from the parking area (see map in file). Mr. Will showed (on the map) the location of the refuse totes which would be used to collect the garbage, as well as totes for re-cycling. Mr. Will indicated a dumpster would not be used on site. Mr. Will showed on the plan where the landscaping would be placed. Mr. Will stated he did his

best to estimate what the sight lines were. Mr. Will explained that looking South on New Hurley Road the sight distance was about 750 feet. Mr. Will stated the sight distance going around the bend on the left hand side would be approximately somewhere under 300 feet. There was discussion regarding the fact that there was a crest on the hill on the South side of the road so the sight distance would be more like 200 feet. Mr. Will stated they are concerned about safety, but it is not a hairpin turn, and they were going to increase people's ability to have a clear view by widening the existing driveway entrance. Mr. Gorres asked Mr. Will if the Highway Superintendent had been notified yet to look at the site and driveway access. There was a determination to send a map and memo to the Highway Superintendent for his review and comment on the site and driveway access. There was discussion in regard to when New Hurley Road turned from a Town Road into a County Road. Mr. Will showed the parking and location of the exterior light fixtures on the map. Mr. Will indicated the exterior lighting would be non-glare, shielded lighting. There was discussion regarding changing the landscaping by the handicapped parking, so that the light fixture would cover parking spots 1,2 and 3. Mr. Will stated he could do that. There was discussion that Mr. Will should provide a cut sheet for the lighting which would show the wattage. Mr. Will stated he showed the signage and indicated he would prefer a larger sign. The Board members indicated that the sign could be as large as thirty two square feet. Mr. Robles stated that he spoke to his parishioners and they decided not to have a food pantry from this location, they would be delivering food directly to the homes of the people in need. Ms. Hilbert asked Mr. Robles what the hours of operation would be. Mr. Robles stated he generally gets to the Church at 10:00 a.m. to set up for services, and they would be there until 2:00 p.m., Tuesday nights would be from 7:00 p.m. until 9:00 p.m., Friday's Youth Group would be from 7:30 p.m. to 10:00 p.m., Saturday there would be something there occasionally, and he has office hours during the week from 10:00 a.m. to 2:00 p.m. which would be one to three vehicles. There was a brief conversation about sending this application to the Ulster County Planning Board. Mr. Will stated he had a conversation with Dennis Doyle of the Ulster County Planning Board and Mr. Doyle indicated if the application to be reviewed was submitted by June 30<sup>th</sup>., it would be placed on the July 5<sup>th</sup>. Ulster County Planning Board agenda. Mr. Will stated that he would be able to have the revised maps submitted to the Planning Board by this Thursday. Mr. Robles stated he would hand deliver the Ulster County Planning Board packet to the Ulster County Planning Department this Friday (June 30<sup>th</sup>.). There was a discussion that SEQRA could be reviewed.

## SEQRA

The Planning Board members went over Part I of the Short Form SEQRA. Part II was reviewed and some additions and corrections were made (see file for the corrections to the SEQRA form).

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

**MOTION:** Mr. Wilkin made a motion to Type this an Unlisted Action with Mr. Baum seconding the motion. All ayes on the vote.

**MOTION:** Mr. Wilkin made a motion to declare this a Negative Declaration with Mr. Baum seconding the motion. All ayes on the vote.

There was discussion to send a copy of the map to the Highway Superintendent for his comments, along with a copy of the map to the Plattekill Fire Department for their review and comment. It was determined to set this application up for a public hearing for July 11<sup>th</sup>.

*The applicant will be set up for a public hearing for July 11<sup>th</sup>.*

## ***DISCUSSION***

### **SLW Holdings LLC**

The Planning Board received a letter from the Zoning Board of Appeals dated June 9, 2017 which stated they would not review the variance request from SLW Holdings until the Planning Board removed the note on the subdivision map which states that the accessory structure be removed. The final signed subdivision map indicates the accessory structure on lot #2 would have to be removed before a building permit would be granted. (signed, final map dated November of 2015).

## ***ADJOURNMENT***

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

The meeting adjourned at 8:50 p.m.

Respectfully submitted by Susan Bolde, Planning Board Clerk

