

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

JULY 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, Nathaniel Baum

ABSENT: Lorraine Morano, Kathie Beinkafner

PLANNING BOARD ENGINEER: David Clouser, Rebecca Minas

MINUTES

July 11, 2017

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

OLD BUSINESS

D. Maynard Jr. & Lois Bartholomew (24-28 Hoppenstedt Rd)SBL#107.2-3-13.1

Mr. & Mrs. Bartholomew were present. Ms. Hilbert stated that Mr. & Mrs.
Bartholomew received a variance from the Zoning Board of Appeals and they
would be able to keep their existing driveway. Ms. Hilbert stated that Mr. & Mrs.
Bartholomew would have to have a note put on the final subdivision plan
describing the variance that was granted, and the date it was granted. There was a
determination to review and complete SEQRA (the Planning Board took Lead
Agency and Typed the Action as Unlisted on June 13, 2017).

SEQRA

MOTION: Mr. Wilkin made a motion to declare this a negative declaration with
Mr. Gorres seconding the motion. All ayes on the vote.

The Planning Board members determined that the application could be set up for a
public hearing for August 8, 2017.

The applicant will be scheduled for a public hearing on August 8, 2017.

**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. Mr. Will presented the revised plan to the Planning Board members. Mr. Wilkin asked Mr. Will what Mr. Will put down for the sight distance on the map. Mr. Will stated that he corrected the sight distance, based on the previous discussions he had with the Planning Board. Mr. Will stated that he put four hundred feet (taking in consideration the crest of the hill on New Hurley Road) and two hundred and fifty feet. Mr. Wilkin stated that two hundred and fifty feet for the sight distance was way over what he measured. Pastor Robles stated that he would physically go over to the site and measure the sight distance himself to get a more accurate reading. Mr. Will stated that the sign would conform to the code, and the planting species were labeled which shows several fast growing evergreen trees. Mr. Will stated that he changed the type of lighting that was proposed. Mr. Will indicated that the lighting was full shielded, non-glare and was depicted on the map. Mr. Will stated they did not make any changes to the parking. Mr. Will stated that they did hear back from the Ulster County Health Department (see email from the Ulster County Health Department). Mr. Will stated that a new septic system would have to go in. Planning Board member Darryl Matthews went over the certified mailings from the public hearing that were submitted by Pastor Felix. Mr. Matthews stated he has one mailing that is missing which was Robert Fetzner (see file for list of addresses for the public hearing certified mailings). Mr. Clouser, Planning Board Engineer, stated that for screening purposes, six foot evergreens should be planted. Mr. Clouser added that a note should be added to the map indicating the height of the plantings (see map for planting species). Mr. Will asked if he could make the changes to the plan with pen. Mr. Clouser indicated that Mr. Will should draw up new plans with the revisions on them. Mr. Wilkin stated that the proposed septic system and reserve area should be shown on the plan. Mr. Will asked the Planning Board members if Pastor Felix could get a conditional final approval this evening. The Planning Board members were polled. The consensus of the Board was that the revisions were minimal and a conditional final approval could be granted, with the final map to be signed when all the contingencies were met. There was a determination to address the public hearing comments and the Ulster County Planning Board comments. Mr. Wilkin stated the issues that would need to be addressed before final approval would be; putting the correct sight distance on the map; showing the reserve area on the plan; label the size and height of the

plantings.

Traffic-

There was discussion regarding the traffic. Ms. Hilbert stated that Mr. Will should add a note to the plan that states “no on-road parking.” Mr. Clouser stated that the overflow parking issue should be addressed. Mr. Clouser stated a note should be placed on the map showing where the overflow parking would be situated on the property.

Sight Distance-The Planning Board members indicated Mr. Will should go to the site and make sure the sight distance is accurate. Pastor Robles indicate he would physically go to the site and measure the sight distance on New Hurley Road.

NYSDOT-Mr. Will stated that they reached out to David Corrigan of the NYSDOT and asked him if they would be able to access State Route 32 for their driveway access. Mr. Will indicated that they received an email from David Corrigan indicating they would not allow a curb cut on State Route 32 since there was already an established driveway access on New Hurley Road. (see file for comments from David Corrigan)

The Planning Board members indicated they could not address concerns about property values, that would be up to the Assessor to evaluate. Ms. Hilbert stated that a letter went out to the Plattekill Fire Department for their comments or concerns, but they have not responded.

Ulster County Planning Board comments-

Driveway access-At this location, New Hurley Road is a Town Road

Review and approval of the Ulster County Health Department-the applicant will be putting in a new septic system and reserve.

Signage-The sign will be per the Plattekill Town Code Standards

Lighting-Meets the lighting standards

New Hurley Road is a Town Road, not a County Road at 471 New Hurley Road

Ms. Hilbert listed the six outstanding issues that would need to be completed before final maps would be signed;

- Approval from the Ulster County Health Department on the septic system

- A note should be placed on the map addressing the location of potential “overflow parking”
- A note should be put on the map stating “no parking will be allowed on the road”
- Update the note on landscaping to indicate six feet high mature plantings which will be used as screening
- Provide an accurate number for the sight distance on the map
- Add a note on the map indicating the culvert pipe on the driveway will be replaced.

MOTION: Mr. Gorres made a motion to grant a *conditional final approval* with the previously noted six conditions with Mr. Matthews seconding the motion. All ayes on the vote.

Pastor Felix asked if a letter could be sent to him indicating he was granted a conditional final approval for the bank. Mr. Clouser indicated that the owner of the property would have to sign the final map before the Planning Board Chairperson signs the final plan.

Before the final plans are signed, the applicant will make the necessary revisions to the plan and provide Ulster County Board of Health approval on the septic when the new septic is completed.

Kitty Lane Properties LLC-Proposed 6 Lot Subdivision (Huckleberry Turnpike)SBL#108.1-5-3.11

Patti Brooks and Nadine Carney were present to represent the applicant. Ms. Carney referenced email comments received from David Clouser, Planning Board Engineer as follows;

- Add in additional calculations for the Stormwater
- Provide the cost estimate to the Planning Board members
- Provide the maintenance agreement

The Planning Board members went over the public hearing comments as follows;

Ms. Brooks stated that she went out with Ms. Carney and measured every single one of the trees on the adjoining property (the buffer area from the neighboring property). Ms. Carney stated that the private road access from Huckleberry Turnpike has been relocated to the west to provide a buffer of approximately 20 feet between the proposed grading for the road construction and the neighboring property to the east. Ms. Brooks stated that the access via Sawyer Way was not an option due to the presence of Federal Wetlands, and the access via the existing woods road was not an option due to

the lack of any easement or right of way for an ingress/egress. There was discussion regarding the stormwater runoff. Ms. Carney stated that Stormwater Management Plan addressed the site runoff along with the limits of disturbance during construction. Ms. Carney stated that traffic impact from the proposed development would not result in a substantial increase in traffic. Ms. Carney stated that the property value question cannot be answered at this time, currently the intent is to sell lots only, and no architectural restrictions are proposed to be placed on the lots.

Ms. Hilbert indicated there were no Ulster County Planning Board comments. Ms. Brooks asked the Board if they would consider a contingent final approval at this time.

MOTION: Mr. Gorres made a motion to grant preliminary approval for the proposed Kitty Lane Properties with Mr. Matthews seconding the motion. All ayes on the vote.

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

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

- Provide the cost estimate
- Provide calculations for the swales
- Provide a road maintenance agreement
- Provide signed maps from the Ulster County Health Department
- Payment of all final fees
- Submit maps and mylars for signature

Mr. Baum seconded the motion. All ayes on the vote.

The applicant will submit the final maps for signature when the above items are completed.

NEW BUSINESS

Avlexica LLC Proposed Site Plan (Bedell Ave.) SBL#95.3-3-13.1

Ms. Hilbert recused herself from the discussion. Ms. Brooks stated they received their approval for the lot consolidation and approval from the Town Board for the zone change to the RR1.5. Ms. Brooks stated she is back before the Planning Board with a proposal for a site plan for a commercial use for a class based gym and fitness training center. Ms. Brooks stated that the parking area is mostly gravel, there will be a very small retaining wall against the walkway. Ms. Brooks stated they are proposing additional screening against Bedell Avenue. Ms. Brooks stated that there will not be a towing operation on the premises. There was a determination that this project would not have to go to the Ulster County Planning Department for review. Ms. Brooks stated they

have eleven more parking spaces than what the code calls for. Ms. Brooks stated that thirty two are required and they show forty three parking spaces. Mr. Wilkin asked Ms. Brooks if there were any parking requirements for the warehouse. Ms. Brooks stated she showed five parking spaces, although she didn't show that as part of the site plan. There was discussion regarding showing the location of the loading zone. Mr. Clouser asked Ms. Brooks what the disturbance would be on this site. Ms. Brooks stated under 2,000 square feet. Mr. Wilkin asked Ms. Brooks if he had permission to drive onto the site. Ms. Brooks stated she could arrange that with the owners. Mr. Wilkin stated the Highway Superintendent should take a look at the plan. Ms. Brooks stated she would reach out to Mr. Wager. Ms. Brooks stated that there would be lighting under the doorway. Ms. Brooks stated she would show lighting in the parking lot area. Mr. Clouser asked Ms. Brooks when the wetlands were last delineated. Ms. Brooks stated ten years ago, and she could show the spot elevations on the plan. Mr. Clouser stated that Ms. Brooks should look at the commercial landscaping requirements. Ms. Brooks stated that the types of classes and hours of operation are listed on the plan. There was a determination to go over the Short Form EAF. Mr. Wilkin stated on the SEQRA description it should read "A second existing 6,800 square foot building will be a warehouse."

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 declare 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.

The application will be scheduled for a public hearing for August 8, 2017.

ADJOURNMENT

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

The meeting adjourned at 9:30 p.m.

Respectfully submitted by
Susan Bolde, Planning Board Clerk