

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

AUGUST 8, 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, Richard Gorres,
Nathaniel Baum, Lorraine Morano, Kathie Beinkafner

ABSENT: Darryl Matthews

PLANNING BOARD ENGINEER: David Clouser

MINUTES

July 25, 2017

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

PUBLIC HEARING

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

Mr. & Mrs. Bartholomew were present. Ms. Hilbert read the public hearing notice.
Mr. Bartholomew presented the proposal to the audience and Planning Board
members. Ms. Hilbert asked if anyone in the audience had any questions or would
like to take a look at the map. There was no one in the audience for this
application. Mr. Gorres reviewed the green cards and mailings which were sent out
to the property owners within five-hundred feet and found them satisfactory. There
was a determination to close the public hearing.

MOTION: Mr. Wilkin made a motion to close the public hearing with Mr. Baum
seconding the motion. All ayes on the vote.

MOTION: Mr. Wilkin made a motion to grant preliminary approval with Mr.
Gorres 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 a contingent final approval on the Bartholomew two lot subdivision with the following contingencies:

1. All final fees paid
2. The required amount of maps and mylars

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

The applicant received final approval with the above contingencies.

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

Ms. Hilbert recused herself from the discussion. Mr. Gorres read the public hearing notice. Ms. Brooks presented the green cards and mailings to the Planning Board members for review. Ms. Brooks briefly explained the history of the project to the audience and Planning Board members, explaining that the project was before the Planning Board for a lot consolidation and then the project went before the Town Board for re-zoning. Mr. Gorres asked if anyone in the audience had any questions. Ms. Bollendorf indicated that she was a member of the gym and indicated she felt that this gym would be a great benefit to the community. Mr. Shannon stated that he was also a member of the gym and was looking forward to having the gym be part of the community. Ms. Acampora indicated that she was happy that after a long process, the gym was finally going to happen. There were no other comments from the audience.

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

Ms. Brooks stated that there were a couple of items that came up at the last meeting. Ms. Brooks stated they put landscaping details on the map, and they added elevations on the map. Ms. Brooks stated that they also added LED lighting to the south side of the driveway. Ms. Brooks stated they moved the plantings back, so that they would not obstruct the road frontage. Ms. Brooks stated they showed where the loading zone is, and the biggest thing they have is a twenty foot truck. Ms. Brooks stated the only sign that the applicant would be

using would be a sign on the building. Ms. Brooks stated they would not have a stand alone sign. Ms. Brooks stated she spoke to Mr. Wager, Highway Superintendent, and he said he had no problem with the driveway the way it is. Ms. Brooks stated that he indicated he would provide a letter for the Planning Board. Mr. Baum asked Ms. Brooks if she provided parking for the warehouse. Ms. Brooks stated they stipulated what the warehouse would be used for which would be storage, and if that was to be changed, they would have to go back to the Planning Board for a modification to their site plan. Mr. Clouser stated the water supply would be a public water supply, so they would have to go to the Ulster County Health Department and make sure that the water quality meets the Health Department standards. Mr. Clouser indicated the septic would also have to be approved also. Ms. Brooks stated there was room in the front of the building in case they had to put in some laterals for the septic reserve. Mr. Clouser asked if there would be classes for sports teams. Ms. Brooks stated there should be enough parking to accommodate twenty five kids. Ms. Acampora stated there are in-house teams, so there would be only about 7 kids. Ms. Brooks stated that is why they supplied forty-three spaces to provide for enough parking. Mr. Clouser asked Ms. Brooks if she would show the mounting height for the lights in the parking area. Ms. Brooks stated she would note that the height would not exceed twenty feet. Mr. Clouser asked Ms. Brooks if she reviewed section of the code 110-26 “Commercial Design Standards” Ms. Brooks stated she added a note on the map indicating the wooded buffer would remain on the northerly side of the building. There was a determination to grant conditional final approval.

MOTION: Mr. Wilkin made a motion to grant a conditional final approval on the site plan with the following contingencies:

- Highway Superintendent’s memo
- Health Department approval on the water and septic

Mr. Baum seconded the motion. All ayes on the vote.
The applicant received contingent final approval.

OLD BUSINESS

Innovation Homes-Proposed 7 Lot Subdivision (Prospect Hill & Quaker St.)SBL#107.1-3-35.11

Mr. Charles Brown of Talcott Engineering was present to represent the applicant. Mr. Clouser, Planning Board Engineer's August 7, 2017 comments were reviewed. Mr. Clouser made the following comments on the project;

- The total property area does not match the property area listed
- Confirm the boundary of the wetland buffer
- Document how much of the orchard will remain when the subdivision is developed
- The subdivision should clearly delineate all areas that will have land disturbance as a result of this proposed subdivision
- The Habitat Assessment Report should be updated
- Review the NYS Standards and Specifications for Erosion and Sediment Control

There was discussion regarding the fact that this project may require a Drainage District. Mr. Clouser stated that with seven lots and twenty-eight proposed dry wells, the Drainage District would not be cheap. Mr. Brown stated he would review Mr. Clouser's comments and make the necessary revisions and additions to the plan.

The applicant will make the necessary revisions to the plans and continue their review before the Planning Board.

NEW BUSINESS

Wheeler proposed two Lot Subdivision (Forest Road)SBL#101.3-4-29.1

Mr. Brown was present to represent the applicant. Mr. Brown indicated that the Wheeler's received a variance from the Zoning Board of Appeals for 0.16 acres which went with the existing house. Mr. Brown stated the way he subdivided this was, he put the two acres with the duplex and the balance of the acreage with the house, which is 0.84 acres. Mr. Brown stated usually when you subdivide a piece of property like this you have to re-affirm the variance. Mr. Wilkin stated that the variance was given with the site plan. Mr. Brown stated that he would be looking

for a referral from this Board so that he could go back to the Zoning Board of Appeals to obtain a variance for lot #1. Mr. Wilkin stated he didn't know if Mr. Brown could do a subdivision. Mr. Wilkin asked what the road frontage was for lot #2. Mr. Brown stated that lot #2 has an existing gravel driveway that comes off of Forest Road. Mr. Wilkin stated that road was an old private road, and when they did the site plan years ago, there was a lot of discussion as to who owned that road and who had rights to use that road. Mr. Wilkin stated he believed the road belonged to Velasquez. Mr. Wilkin added that what gave that lot road frontage was New Hurley Road. Mr. Wilkin stated that once lot #2 is subdivided off of lot #1 where would the road frontage be for lot #2. Mr. Brown stated that he would have to find road frontage for lot #2 on New Hurley Road. Mr. Wilkin stated the Planning Board doesn't have a Letter of Determination from the Building Inspector yet. Mr. Brown stated that he would look at the filed map and do some deed research on this property. Mr. Wilkin stated that the section, block and lot would need to be fixed, and a tax and location map would need to be added to the map. Mr. Brown added that he would add the tax and location map and fix the section, block and lot.

When the revisions are made to the map the application will be placed on the agenda.

DISCUSSION

Mandia proposal pre-application SBL#95.3-3-1,3,5.1,5.2

Ms. Brooks was present to discuss the Mandia proposal which would consist of a subdivision and lot line adjustments. Ms. Brooks stated that the Estate has to divvy up the houses and she realizes that they will need several area variances. Ms. Brooks stated that she is trying to make this as conforming as possible. Ms. Brooks stated that the corner lot (SBL# 95.3-3-1) already has a separate deed to it, and the lot line currently is going through the house, so they will have to move that lot line to the East to go to the center of Mandia Lane. Ms. Brooks stated that would leave the lot to the East (0.55 acres) substantially sub-standard in area. Ms. Hilbert asked if this proposal was in the RS1 zoning. Ms. Brooks stated yes. Ms. Brooks stated that the 1.08 acreage parcel will have the acreage and the road frontage. Ms. Brooks stated that the 1.45 acreage will get added to the 95.3-3-3 so that will be a lot line revision. Ms. Brooks stated that the 0.44 acres is already owned by Hacker (95.3-3-2). Ms. Brooks stated the 2.19 acres is a two family house, so she tried to keep the two acres with it. Ms. Brooks stated that they have 119 feet of road

frontage, and would probably need area variances between the two houses. Ms. Brooks stated that the 1.12 acre lot is a single family building but the only road frontage they could get was on Mandia Lane which is a pre-existing road and they only have fifteen feet of road frontage on that. Ms. Brooks stated that they will have to go to the Zoning Board of Appeals, but the Zoning Board always asks for the Planning Board's feedback so she felt that she should start with the Planning Board. Ms. Brooks stated that all of the lots were created over the years prior to zoning. Mr. Wilkin stated that this was for the Zoning Board to figure out, the Zoning Board may put restrictions on the future use. Mr. Wilkin asked Ms. Brooks how many lots were being created. Ms. Brooks stated that they started out with four lots and will end up with seven lots. All of the lots except the 1.12 acre lot and the 2.19 acre lot have their own well and septic. Ms. Brooks stated that they are not really changing anything because when they get all finished, the houses will remain where they are. Ms. Brooks thanked the Planning Board for their input. *The applicant will go to the Zoning Board of Appeals*

Hurd Family Farm

Ms. Brooks stated she would be revising the site plan for outdoor recreational use.

TRAINING

Mr. Wilkin stated that the second Thursday in September the Ulster County Planning Board will be holding a seminar to be held at the Marlborough Gymnasium.

VOUCHERS

Vouchers from Barton & Loguidice for David Clouser

Voucher	Amount	Motion To Approve
Kitty Lane Subdivision	\$811.25	Mr. Gorres/Mr. Baum

There was a determination to increase the escrow for Kitty Lane Subdivision in the amount of \$500.00.

MOTION: Mr. Gorres made a motion to increase the escrow for Kitty Lane Properties in the amount of \$500.00. Mr. Baum seconded the motion. All ayes on the vote.

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Voucher	Amount	Motion To Approve
SVL Properties	\$149.00	Mr. Gorres/Mr. Baum

ADJOURNMENT

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

The meeting adjourned at 9:15 p.m.

Respectfully submitted by
Susan Bolde, Planning Board Clerk