

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

January 09, 2018

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,
Kathie Beinkafner, Nathaniel Baum, Michelle Carballo, Lorraine
Morano

ABSENT:

MINUTES
December 12, 2017

MOTION:

Minutes from December 12, 2017 were tabled to the January 23, 2018 meeting

OLD BUSINESS:

**Estate of Pauli 2 Lot Subdivision/Lot Line Revision (Route 44/55) SBL#95.3-2-1,
95.3-2-2**

Ms. Brooks was present to represent the Estate of Pauli. Ms. Brooks explain that it was a 2' area variance for a side yard setback. Lot #2 and the revised tax map lot #2 originally had 44 feet between the two of them. The two lots were split with 22 ft. on either side. Ms. Brooks explained that the Zoning Board of Appeals had determined in December that the lots were pre-existing nonconforming making it less nonconforming. It was stated that at the Zoning Board of Appeals meeting a letter was submitted with questions and concerns from neighbors. The majority of the questions asked were regarding if they planned on adding more houses, which they are not and if the water supply would be effected. Ms. Brooks confirmed that neither of these concerns were going to be effected.

MOTION:

Mr. Wilkin motioned to make it a negative declaration with Mr. Baum seconding the motion. The motion was passed unanimously.

MOTION:

Mr. Wilkin motioned to set up for a public hearing on January 23rd with Mr. Baum seconding the motion. The motion was passed unanimously.

DISCUSSION:

Mandia SBL#95.3-3-1,3,5.1,5.2

Ms. Brooks was present to represent Mandia and to update the Planning Board on the application. It was stated that the survey has been completed. Currently the private road does not have a road maintenance agreement. Ms. Brooks said she has explained to Mandia that one needs to be completed as part of the subdivision. The property currently has one 2 family house and 3 single family homes. Mr. Wilkin stated that per the current road specs it states that single family homes may only use a private road. Ms. Brooks stated that this is not the case in this situation because it is pre-existing. Ms. Brooks continued that due to an issue with the lot line that was not depicted correctly on the Walden survey, one house has the lot line running through it. In order to make the correction they need to combine the two houses onto one lot and remove the current lot line. This would make two dwellings being on 1.5 acres instead of one dwelling being on .3 acres by the time they went around the septic. Ms. Brooks stated that the Zoning Board of Appeals was in support of this due to no material change and is more conforming and may have to be coordinated with the other boards.

Wheeler SBL#101.3-4-29

A representative from Talcott Engineering Design was present to represent Mr. & Mrs. Wheeler. Ms. Hilbert explained that the Planning Board received a recommendation letter from their engineer. Based on the way the code is written, the Planning Board would not be able to approve a subdivision the way it was presented. A new lot cannot be created that does not have immediate access to a town road. Ms. Hilbert explained the Planning Board will continue discussing the subdivision and when they are finished she will draft a letter. The Planning Board will include the letter from the Planning Board Attorney outlining what their opinion was, where the boards' stance is and what can and cannot be done. An easement would have to be done with a right of way and brought up to town specs and state statues or the application would have to be pulled or denied.

Consensus:

A consensus was made to send a letter to Mr. & Mrs. Wheeler with the engineers' thoughts on the subdivision. All were in agreement.

GENERAL DISCUSSION:

Open Applications:

The current open applications are to be reviewed:

- Ale
- Shawangunk Estates
- MML Homes
- Huckleberry Bluestone

MOTION:

Mr. Gorres motioned to pay voucher for Jason Shaw, Esq invoice for legal services through November 30, 2017 in the amount of \$70.50 (out of the Planning Board 2017 account) with Mr. Baum seconding the motion. Motion passed unanimously.

Mr. Gorres motioned to pay voucher for Barton & Loguidice invoice for Plattekill Planning General in the amount of \$491.75 (out of the Planning Board 2017 account) with Mr. Baum seconding the motion. Motion passed unanimously.

Mr. Gorres motioned to pay voucher for Barton & Loguidice invoice for The Trainor Subdivision in the amount of \$605.75 with Mr. Baum seconding the motion. Motion passed unanimously.

ADJOURNMENT

MOTION:

Mr. Gorres made a motion to adjourn with Ms. Morano seconding the motion. Motion passed unanimously.

The meeting adjourned at 9:25 p.m.

Respectfully submitted by
Janice Stryker, Planning Board Clerk