TOWN OF PLATTEKILL

PLANNING BOARD

*P.O. BOX 45*

MODENA, N.Y. 12548

Minutes of: January 24. 2023

ROLL CALL: Chairperson, Cindy Hilbert, Nathaniel Baum, Ernie VanDeMark, Darlene Ruscelli, George Hickey (7:38 pm)

UNEXCUSED ABSENCE: Richard Gorres

Planning Consultant: Mr. Pat Hines, MHE Engineering

**MINUTES:**

Ms. Hilbert moved the minutes to the end of the meeting.

**PUBLIC HEARING:**

Work Art Fabrication, LLC SBL# 101.1-5-4

1978 NYS Route 32 Proposed: Storage/Office

Ms. Hilbert read the public notice and then opened the meeting with a presentation by the applicants.

The applicant operates an art and fabrication business which consists of pattern and mold making, metal casting, metal fabrication, patina, paint and coating applications and conservation & restoration. They are currently located in Kingston and haves purchased this building mostly for storage.

*Opened for Public Comment:* No comments

**MOTION:** Ms. Hilbert made a motion to close the public hearing with Ms. Ruscelli seconding the motion. All ayes on the motion.

Mr. Hines reviewed his comments with the applicant.

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**MOTION:** Ms. Hilbert made a motion to grant conditional final approval with maps, mylars and final fees paid with Mr. VanDeMark seconding the motion. All ayes on the motion.

**NEW BUSINESS:**

Salvatore Acampora SBL# 101.4-3-2

100 Acampora Drive Proposed: Residential Solar

Ms. Hilbert read the public notice and opened the meeting with a presentation by the applicant’s representative.

Mr. Jason Iahn with Lighthouse Solar was present to represent his client. Mr. Iahn stated that Mr. Acampora has received a variance from the Zoning Board of Appeals. The variance was to allow Mr. Acampora to have a solar system larger than allowed for a residential property. Mr. Acampora was granted a variance for a 1,500 KW solar array.

Mr. Hines reviewed his comments. Mr. Hines stated that the EAF has identified this area as being a nesting area for the Bald Eagle. The Planning Board will need to address this issue at their next meeting.

Before the next meeting they are to bring in new maps with the Zoning Board of Appeals Variance language added to the maps.

A public hearing has been set up for February 28th, 2023.

**OLD BUSINESS:**

James & Lorretta DelViscio SBL#108.3-7-7.1

78 Decker Road Proposed: 2-Lot Subdivision

Mr. Hines from MHE Engineering reviewed his comments with the applicant.

Mr. Hines stated that there will need to be extensive grading for the driveway because it appears to exceed the 10% grade. Mr. DelViscio will need to provide newer maps detailing the grading issue.

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**MOTION:** Ms. Hilbert made a motion to grant a negative declaration with Mr. Baum seconding the motion. All ayes on the motion.

**MOTION:** Ms. Hilbert made a motion to grant conditional final approval with maps, mylars and final fees with Mr. Baum seconding the motion. All ayes on the motion.

**MOTION:** Ms. Hilbert made a motion to increase the DelViscio’s escrow by an additional $300. Mr. Baum seconded the motion. All ayes on the motion.

**DISCUSSION:**

John & Joanne McDonough Revised Map

Mr. & Mrs. McDonough wanted to know that they could do about their subdivision. They are not sure why the note was put on the map that they could not further subdivide. They were told from Ulster County Clerk all they had to do was have their engineer who originally did the map remove the notation and then go back and proceed with the subdivision. Mr. Hines said there must have been a reason this was put on the map and the board had signed off on it. Mr. Hines stated that this note was added to the subdivision map and can’t just be removed off. The owners of the lots on the road bought these properties knowing that there couldn’t be any further subdivisions of the lots. These notes are part of the whole subdivision and affect all the parcels on the road. This is an issue that needs to involve the Planning Board Attorney for his opinion. The McDonough’s may have to contact all the property owners on the road and get their written approval if they want to make any changes to the original map. It’s not as simple as having a new map drawn up. There are legal issues that are tied to subdivisions and these need to be addressed before any changes are made. In order to proceed the Board will have to contact their lawyer and discuss what could be done but the client must put money into escrow in order for this to happen. Mr. & Mrs. McDonough said they will have to discuss this further. Will let the board know what they decide.

**VOUCHERS:**

MHE Consulting Engineers D.P.C. Amount Applicant

 $63.60 Cypress Creek

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**MOTION:** Ms. Hilbert made a motion to approve the voucher with Ms. Ruscelli seconding the motion. All ayes on the motion.

MHE Consulting Engineers D.P.C. Amount Applicant

 $270.90 Workshop Art Fabrications

**MOTION:** Ms. Hilbert made a motion to approve the voucher with Ms. Ruscelli seconding the motion. All ayes on the vote.

MHE Consulting Engineers D.P.C. Amount Applicant

 $47.70 Cambell/Cash

**MOTION:** Mr. VanDeMark made a motion to approve the voucher with Mr. Baum seconding the motion. All ayes on the vote

MHE Consulting Engineers D.P.C Amount Applicant

 $47.70 Acevedo

**MOTION:** Ms. Hilbert made a motion to approve the voucher with Mr. Baum seconding the motion. All ayes on the vote.

MHE Consulting Engineers D.P.C Amount Applicant

 $499.00 Soliel (Hoppenstead)

**MOTION:** Ms. Hilbert made a motion to approve the voucher with Ms. Ruscelli seconding the motion. All ayes on the vote.

MHE Consulting Engineers D.P.C Amount Applicant

 $79.50 White & Barnhart

**MOTION:** Ms. Hilbert made a motion to approve the voucher with Mr. Hickey seconding the motion. All ayes on the vote.

MHE Consulting Engineers D.P.C Amount Applicant

 $311.70 Cypress Creek

**MOTION:** Ms. Hilbert made a motion to approve the voucher with Mr. Hickey seconding the motion. All ayes on the vote.

MHE Consulting Engineers D.P.C Amount Applicant

 $63.60 DelViscio

**MOTION:** Ms. Hilbert made a motion to approve the voucher with Ms. Ruscelli seconding the motion. All ayes on the vote.

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

The meeting adjourned at 7:54 p.m.