

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

JULY 22, 2014

THE MEETING OPENED WITH A SALUTE TO THE FLAG BY SECRETARY,  
DARRYL MATTHEWS AT 7:35 P.M.

ROLL CALL: Darryl Matthews, Thomas Wilkin, Nathaniel Baum, Kathie Beinkafner,  
Judith Mayle

Absent: Cindy Hilbert, Richard Gorres

***MINUTES***

June 10, 2014

There was a determination to table the minutes to the next meeting

***OLD BUSINESS***

***A. Messina and Sons Site Plan/Special Use (Orchard Drive) SBL# 101.1-6-4.311***

Mr. Messina and his sons were in the audience. Mr. Meluso from Gardiner Engineering P.C. was present to represent the applicant. Mr. Wilkin asked Mr. Kevin Patton if Mr. Matthew Towne talked to him. Mr. Patton stated that they emailed back and forth a little bit, and Mr. Towne gave him some feedback saying the revisions to the plan looked good. Mr. Patton stated that they need to do some additional calculations. Mr. Meluso stated that the last submission they gave Mr. Clouser was a sixty page update to the Stormwater Pollution Prevention Plan. Mr. Patton stated that he had a couple of questions for Matt on a couple of the details. Mr. Wilkin stated that Mr. Patton would have to work that out with Mr. Clouser. Mr. Wilkin added that Mr. Clouser just received some of the information today. Mr. Meluso stated that two weeks ago he drove to Mr. Clouser's office with the information, he has dropped of the plans twice now. Mrs. Mayle stated that the email stated that Mr. Meluso came to Mr. Clouser's office yesterday with a couple more sheets of plans. Mr. Wilkin stated originally Mr. Meluso went to Mr. Clouser's office the week before last. Mr. Meluso stated that he made the submittal July 9<sup>th</sup>. to come here. Mr. Wilkin stated that there was a discussion about some material missing and you went there yesterday with a couple more sheets of plans. Mr. Meluso stated it was just a clarification, he put everything that was in the drainage report in the detail so it would be easier for him to check, but it's o.k., they are pretty much on the same page. Mr. Meluso stated they have the freshwater wetlands permit, the SEQRA is all done, the subdivision is all done, the lighting and noise study is done. Mr. Meluso stated what they would like to do is finish the plans, bring them in and come to the next meeting. Mr. Meluso gave the board a full set of plans dated July 15, 2014. Mr. Matthews stated that Mr. Matthew Towne asked in his email to Mr. Patton if the reserve storm water control area

would be vegetated and that his biggest concern right now was having the porous pavement compliant with DEC Stormwater Manual regulations in Chapter five. Ms. Mayle asked Mr. Meluso if his submittal yesterday to Mr. Clouser's office addressed that issue. Mr. Meluso stated yes. Ms. Mayle stated that before the next meeting Mr. Meluso could correspond with Mr. Clouser's office and get any issues resolved. Mr. Matthews stated that it seems like there were a couple of calculations that needed to be worked out. Mr. Meluso stated that they would be in the Stormwater Prevention Pollution Plan. Mr. Meluso stated that they changed the building, they made it smaller, it didn't change the runoff calculations, because next to the building is concrete so it is all impervious surface. Mrs. Beinkafner asked if this would get good enough infiltration with item 4. Mr. Patton stated it perks slowly, the idea is to release the water within about a seventy two hour period, so it will drain fast enough to do that. Mr. Matthews asked the board if they had any other concerns. Mr. Wilkin stated that he felt they were going in the right direction as long as the calculations work. Mr. Matthews stated at this point, there is not a whole lot the board could do, until the calculations are worked out with Matt and Dave Clouser. Mr. Matthews added that they have the permit, the lighting and heating calculations. Mr. Wilkin stated he noticed on page five of the SWPPP that it states the MS4 is controlled by the Town of Plattekill, they are an MS4 community, it isn't that the whole Town is in the MS4. Mr. Wilkin stated he would check that over with Mr. Clouser. Mr. Matthews asked the board if they have any further questions or concerns. There was discussion regarding granting preliminary approval.

**MOTION:** Ms. Mayle made a motion to grant preliminary approval for the Messina and Sons property for the Site Plan subject to further review by the Planning Board Engineer concerning the SWPPP. Mr. Wilkin seconded the motion. All ayes on the vote.

The board was polled and there was a decision that a final public hearing would not be required. *There was a decision to put this on the August 12<sup>th</sup>. agenda, with Mr. Clouser receiving the information he required on the SWPPP.*

#### Big Saver

There was a brief discussion regarding the Big Saver building and the work that has been done on the site.

#### Dollar General Store

There was a brief discussion regarding the landscaping and lack of maintenance of the property.

### ***VOUCHERS***

#### **Planning Board General Fund**

Voucher-in the amount of \$55.63 for legal services from Planning Board Attorney Jason Shaw to come out of the Planning Board General Fund

**MOTION:** Mr. Baum made a motion to approve the voucher for payment with Mrs. Beinkafner

seconded the motion. All ayes on the vote.

**Jason Shaw, Planning Board Attorney**

Voucher-in the amount of \$6,734.88 for legal services to come out of the Orchard Heights Subdivision escrow.

**MOTION:** Mr. Wilkin made a motion to approve the voucher for payment with Ms. Mayle seconding the motion. All ayes on the vote.

Voucher-in the amount of \$1,556.08 for legal services to come out of the Orchard Heights Subdivision escrow.

**MOTION:** Ms. Mayle made a motion to approve the voucher for payment with Mr. Wilkin seconding the motion. All ayes on the vote.

**David Clouser, Planning Board Engineer**

Voucher-in the amount of \$588.00 to come out of the Orchard Heights Subdivision escrow

**MOTION:** Mr. Baum made a motion to approve the voucher for payment with Mrs. Beinkafner seconding the motion. All ayes on the vote.

Voucher-in the amount of \$106.60 to come out of the Shawangunk Estates escrow.

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

Voucher-in the amount of \$243.00 to come out of the Shawangunk Estates escrow.

**MOTION:** Ms. Mayle made a motion to approve the voucher for payment with Mr. Wilkin seconding the motion. All ayes on the vote.

Voucher-in the amount of \$473.60 to come out of the escrow of Fosler Road LLC.

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

**MOTION:** Ms. Mayle made a motion to give the Chairperson authority to increase Fosler Road LLC escrow if there will be further review from their professionals. Mr. Wilkin seconded the motion. All ayes on the vote.

Voucher-in the amount of \$1,301.40 to come out of the Huckleberry Bluestone Subdivision

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Huckleberry Bluestone Subdivision

**MOTION:** Ms. Mayle made a motion to approve the voucher for payment with Mr. Baum seconding the motion. All ayes.

Huckleberry Bluestone Subdivision

**MOTION:** Ms. Mayle made a motion to increase the escrow by \$2,500.00 with Mr. Wilkin seconding the motion. All ayes on the vote.

***ADJOURNMENT***

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

The meeting adjourned at 8:55 p.m.

Respectfully submitted by Susan Bolde, Planning Board Clerk