

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

NOVEMBER 18, 2014

THE MEETING OPENED WITH A SALUTE TO THE FLAG BY CHAIRPERSON, CINDY HILBERT AT 7:30 P.M.

ROLL CALL: Chairperson, Cindy Hilbert, Richard Gorres, Darryl Matthews, Thomas Wilkin, Nathaniel Baum, Kathie Beinkafner , Judith Mayle

PLANNING BOARD ENGINEER: Matthew Towne

MINUTES

October 28, 2014

MOTION: Mr. Gorres made a motion to approve the minutes with the following corrections; Mr. Wilkin abstained on the motion for a recommendation for re-appointment. Mr. Matthews seconded the motion. All ayes on the vote.

OLD BUSINESS

Rainieri Conservation Subdivision (South St.)SBL#101.2-2-5.11

Mr. Larry Marshall was present to represent Mr. & Mrs. Lockhart (owner of the property is Salvatore Rainieri.) Mr. Marshall indicated that they revised the plans to address the Planning Board Engineering comments from Mr. David Clouser dated October 6, 2014. Mr. Marshall stated he spoke to Matt Towne, of David Clouser's office, and based on his cursory review, there were a few minor items, but basically they had addressed all the comments. Mr. Marshall presented a copy of the Conservation and Open Space Easement to the Planning Board Chairperson (see file for a copy of the easement). Mr. Marshall stated they submitted a revised Short EAF and revised SWPPP. Ms. Hilbert stated a note was added to page two of the map under the driveway entrance sight distance table, would Mr. Marshall add the note on the first page under the driveway entrance sight distance table (revision date 11/12/14). Ms. Hilbert stated that on the Short EAF under Brief Description of Proposed Action there was a discrepancy in the acreage, it indicated 26.5 acres and the map indicated the acreage was 26.909. Mr. Marshall stated that the correct acreage was 26.909. Ms. Hilbert made the correction on the Short EAF and Mr. Marshall initialed the correction. Ms. Mayle stated that under SEQRA there is a provision that says if the property or project is adjacent or contiguous to parklands or open space and it exceeds twenty five percent of the threshold then it is a Type I Action under SEQRA. Ms. Mayle added that for homes that are not on a public water system, the threshold is fifty homes, so twenty five percent of that would be twelve point five, and there are thirteen homes proposed. Mr. Marshall stated they are adding twelve, so do you count the existing home in that calculation. Ms. Hilbert stated she would reach out to Mr. Clouser and find out.

The following revisions were made to the Short EAF:

- Page 1 #2- “Town of Plattekill” was added
- Page 3 #18-“Infiltration Basins” were added

Ms. Hilbert asked Mr. Towne if he had a chance to review Mr. Marshall’s response to Mr. Clouser’s engineering comments (dated October 6, 2014). Mr. Towne stated the majority of the submittal was satisfied, he looked at the plans and the Short EAF. Ms. Mayle asked if they would be doing a road dedication on South Street. Mr. Marshall stated they have shown a dash line on the map, and they can label it on the map as a dedication. Ms. Mayle asked Mr. Marshall where the water from the PVC pipe coming off the house on lot #4 was draining to. Mr. Marshall stated it would drain onto a swale into a culvert pipe. Ms. Mayle asked who was responsible for the maintenance of that swale and culvert pipe. Mr. Marshall stated the owner of lot #4 would be responsible for that specific swale and culvert pipe. Ms. Mayle asked Mr. Marshall if the SWPPP identified who was responsible for the maintenance. Mr. Marshall stated there is a section on the maintenance in the SWPPP that they could add to the plans. Ms. Mayle asked Mr. Marshall if he had any construction details for the driveways or the parking lots. Mr. Marshall stated he did, there is a gravel access drive on sheet three which gives a cross section. Ms. Mayle asked if the parking lot was gravel. Mr. Marshall responded yes. Ms. Mayle stated the entrance profile specifies lot #2 and #3, is there a lot #4 profile? Mr. Marshall stated they only did a profile for lots #3 and #4, they didn’t do one for lot #2. Ms. Mayle stated the design shows lots #2 and #3 entrance detail. Mr. Marshall stated that the design should say lots #3 and #4. Ms. Mayle stated the plan should show the tax map as well as the location map. Mrs. Beinkafner referenced #17 (a) on page 2 of the Short EAF- *Will storm water discharges flow to adjacent properties*, and asked Mr. Marshall if this would be related to the ditch he was going to dig. Mr. Marshall stated it is located in two areas, the storm water discharge for lot #2 will convey into the conservation easement and wetland buffer area and the discharge for lot #3 and #4 will convey down into a newly formed swale along South Street. Mr. Marshall stated he will make the necessary revisions. Ms. Hilbert stated she would contact Mr. Clouser in regard to whether this would be considered a Type I Action under SEQRA. Ms. Mayle asked Mr. Marshall if he would extend the letter from Coppola Associates (regarding the preliminary architectural drawings they submitted for this project labeled as “Townhouses”) to the Building Department. There was a brief discussion regarding what size maps the Board members would like. Mr. Marshall stated he would be amenable to submitting any size maps or a combination of some full scale maps along with some reduced size plans.

The applicant will make the necessary revisions to the plan.

NEW BUSINESS

Dennis Chaissan 5 Lot Subdivision (Crescent Ave)SBL#95.1-3-2.12

Ms. Brooks was present to represent the applicant, Dennis Chaissan. Revised plans dated September 18, 2014 were reviewed by the Planning Board members. Ms. Mayle asked Ms. Brooks what the lot width was for lot #4. Ms. Brooks responded that the lot width for lot #4 to the road line was pre-existing at under two hundred feet. Ms. Mayle stated it is not pre-existing, and a variance would be required. After a brief discussion it was determined to combine lots #4 and

#5, so the lot width would not be an issue. Ms. Mayle noted that there were both Federal and D.E.C. wetlands on the property. Ms. Brooks stated the wetlands are shown on the tax map, and showed where the wetlands were located on the map. Ms. Brooks referred to David Clouser's Engineering comments dated October 29, 2014, item #2 "*New lot lines being set for the pre-existing multi-family residences should adhere to the minimum setbacks of Zoning Code section 110-22.*" *This separation distance of at least 100 feet from the nearest property line should be maintained.*" Ms. Brooks stated the way she read section of the code 110-22, she would need to be seventy five feet away from any exterior property. There was a determination that Ms. Brooks had used the old code which indicated a distance of seventy five feet was required for separation distance. Ms. Brooks stated she would add the Federally regulated wetlands to the large part of the map. Ms. Brooks added that Mr. Clouser did not have a problem with adding a note to the subdivision plan stating that the lots were approved for continuing the existing agricultural use and not approved as building lots. Ms. Brooks indicated she would add that note to the map. Ms. Brooks stated she made some revisions to the Short EAF per David Clouser's Engineering comments. Ms. Brooks stated the major issue that they have is in regard to the lot width on lot #4. Ms. Mayle stated they cannot create a non-buildable lot. Ms. Brooks stated she thought they already were, because they were going to put the stipulation on the map that it was not a lot and it would be used for agricultural purposes. Ms. Mayle stated it is not a "non-buildable lot" that you cannot ever build on it, the idea is that you can't build on it now until you meet the criteria, the Planning Board can't create a lot that is so substandard that you couldn't build on it. Mr. Wilkin stated the one way to get around it is to eliminate that lot altogether. After discussion with Mr. Chaissan, Ms. Brooks indicated they would combine the lot, making this a four lot subdivision. Ms. Brooks stated she would revise the EAF. Ms. Mayle asked if the gravel drive between lots #1 and #2 was an easement. Ms. Brooks stated for ease of internal travel between the two lots the gravel drive was there. Mr. Chaissan stated for his personal use he would like to keep it, and if and when they sell it, they can always eliminate the gravel drive. Ms. Brooks asked the Planning Board members if it would be alright for her to put a note on the map stating that the gravel drive will be severed upon sale of either lot #1 or lot #2. Ms. Mayle asked Ms. Brooks if the existing three and four family homes received the proper approvals. Mr. Gorres stated they came in for a variance for the front yard. Ms. Mayle stated that the variances should be added to the map. Ms. Brooks stated she would go through the Planning Board files, and she would add a note to the map saying that the multi-family was approved by the Town of Plattekill Planning Board. Ms. Mayle asked Ms. Brooks if she wanted a waiver on the tree line. Ms. Brooks answered yes. Ms. Mayle stated there was some discussion regarding dedication of the road. Ms. Brooks stated she would put the building setback lines on the map. Ms. Hilbert asked the board if they would be willing to waive the requirements of adding the proposed columns on the bulk requirements table. The Planning Board was amenable to that. Ms. Brooks stated she can show the width at the building line for the existing houses. Ms. Brooks stated they will show the separation distance of one-hundred feet and the applicant should inquire with the County as to the offer of dedication. Ms. Brooks added that they already showed the highway bounds on the map, but if it is going to be simpler, she would create new boundary lines, and Mr. Chaissan would retain ownership of the road. Ms. Brooks stated that sight distances would be added to the existing residential driveway. Ms. Brooks stated that the applicant has agreed to add a note that

the building lots would comply with all zoning regulations and approval of water supply and waste water disposal and potential soil remediation (for the residential lots). There was a brief discussion that the subdivision has been reduced to a four lot and it would not have to go to the Ulster County Planning Board. There was discussion regarding recreation fees for the four lots, and the fact that recreation fees would have to be paid even though this would be considered agriculture. Ms. Mayle stated this application may be both a subdivision and site plan. Mr. Wilkin stated that is the reason they should go through the old files. Ms. Mayle stated if this was both a site plan and subdivision, the application and EAF should be revised. Ms. Brooks asked the board if they could schedule a public hearing for the next Planning Board meeting. There was a determination that SEQRA could be completed before the public hearing.
The applicant will be scheduled for a public hearing for December 9, 2014.

DISCUSSION

Ms. Hilbert reminded the Planning Board members to complete their training for the year

ADJOURNMENT

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

The meeting adjourned at 9:30 p.m.

Respectfully submitted by
Susan Bolde, Planning Board Clerk