

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

JUNE 9, 2015

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 (arrived at 8:15 P.M.) Thomas
Wilkin, Kathie Beinkafner, Nathaniel Baum, Darryl Matthews

PLANNING BOARD ENGINEER: David Clouser

Absent: Judith Mayle

MINUTES

May 26, 2015

MOTION: Mr. Matthews made a motion to approve the minutes as written with Mr.
Wilkin seconding the motion. Ms. Hilbert abstained. All others present voted
aye.

PUBLIC HEARING

**S.L.W. Holdings LLC-proposed 3 Lot Subdivision (Prospect Hill Road
& Quaker St.) SBL#107.1-3-35.12**

Mr. Jonathan Cella was present to represent the project along with the potential owner
of the property, Mr. Keyer. Ms. Hilbert read the public hearing notice. Mr. Cella
explained the proposal to the Planning Board members. No one in the audience was
present for this project. Ms. Hilbert asked Mr. Wager, Highway Superintendent who was
in the audience, if he had any comments on the driveway. Mr. Wager stated that the
applicant changed the driveway location which made the sight distance much better. Mr.
Wager stated he spoke to Mr. Keyer about doing some work along the roadway for
future sight distance, limiting shrubs and fencing.

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

Mr. Wilkin asked Mr. Wager if he would like the applicant to put a note on the plan
regarding limiting plantings and fencing along the roadway, for the sight distance. Mr.
Wager stated he did not feel that would be necessary, he had spoken to Mr. Keyer
about it already. Ms. Hilbert asked Mr. Keyer what was the outcome of the block

building. Mr. Keyer stated he felt that no one guided him in the right direction, he should have gone to the Zoning Board. Mr. Keyer stated he is a little upset because it is going to cost him \$25,000.00 to knock down and put up another building. Mr. Keyer added he is closing on the property on June 12th. Ms. Hilbert stated the Planning Board could refer Mr. Keyer to the Zoning Board. Mr. Keyer stated it is a time issue. Mr. Keyer stated he would like to go to the Zoning Board after the Planning Board so that he could try to save the building. Mr. Cella stated other Towns give direction right off the bat about where they need to go. Mr. Wilkin stated the Planning Board told Mr. Keyer to go to the Town Board since the building was in the Town's right-of-way. Mr. Cella stated the Town Board didn't make any decision either. Ms. Hilbert stated that the Town Board did get some information from Town Attorney Paul Keller. Mr. Keyer stated that he was given an option, but he opted out of that option because it wasn't feasible, so his option was to get it off of Town property and restructure the building. Mr. Keyer stated that the Building Inspector said to take the building down, but he didn't know what authority the Building Inspector has to say that the building needs to come down. Mr. Keyer stated he could get engineered structural plans stating the building would be sound. Mr. Wilkin stated that Mr. Gorres spoke to the Building Inspector about the block building. Ms. Hilbert stated she thought Mr. Keyer was going to go with the proposition of shaving a portion of the building down. Mr. Cella stated that is what they decided last time. Mr. Wilkin stated if you can keep the building there, fine, but when you start modifying the building then there are other issues that come into play, such as, do they have to go to the Zoning Board for a variance. Mr. Cella stated at that point they should have been referred to the Zoning Board. Mr. Wilkin stated the Planning Board sent them to the Town Board because the building was in the Town's right-of-way. Mr. Wilkin stated that Mr. Keyer at first wanted to save the building, then he decided to take the building down, then he wanted to keep it. Mr. Keyer stated there was only one person on the Planning Board that had a problem with that building, everyone else has been helpful. Mrs. Bienkafner asked Mr. Clouser if he had an opinion on this issue. Mr. Clouser stated it sounded like it was a Zoning Board issue. Mr. Keyer asked why he couldn't get a variance after he got his Certificate of Occupancy. Mr. Wilkin stated the Planning Board could give a conditional final approval, and Mr. Keyer could go to the Zoning Board of Appeals to challenge the Building Inspector's decision. Ms. Hilbert asked Mr. Keyer if he could close on the property with a conditional final approval. Mr. Cella stated they would have to file a map. Mr. Keyer added that they would need a final map, he would need to have a map with a signature. Mr. Keyer added that if he does not close on Friday, he will lose his money. Ms. Hilbert stated that the Planning Board would have to contact their attorney to see if after giving a final approval on this project with the condition that the block building would be taken down, Mr. Keyer could go to the Zoning Board of Appeals to get a variance. Mr. Cella stated that the maps in front of the Board this evening show the building will be taken down, that's what the Board would be signing, and then they could go back to the Zoning Board. Ms. Hilbert stated they will go forward with the premise that the building will be removed.

MOTION: Mr. Wilkin made a motion to grant preliminary approval with Mr. Baum seconding the motion. All ayes on the vote.

MOTION: Mr. Wilkin made a motion to waive final public hearing with Mr. Matthews seconding the motion. All ayes on the vote.

MOTION: Mr. Wilkin made a motion to grant final approval with the maps as presented to the Planning Board this evening (5/31/15) and all final fees, maps and mylars. Mr. Matthews seconded the motion. All ayes on the vote.

The applicant was granted final approval. After the recreation fees are paid, the maps will be signed.

OLD BUSINESS

Huckleberry Bluestone –proposed 9 Lot Subdivision (Huckleberry Turnpike)SBL#107.8-6-16 & 16.2

Mr. Stuart Strow of Brooker Engineering was present to represent the applicant. Ms. Hilbert listed the involved agencies for circulating lead Agency; D.E.C., Ulster County Health Department. Mr. Strow stated the Town Board would be an involved agency because they will establish a Drainage District with the Town. Ms. Hilbert asked Mr. Strow if he started the paperwork on that yet. Mr. Strow stated he started the paperwork, but won't present the paperwork to the Town until he has received preliminary approval. Mr. Wilkin asked Mr. Wager if he had taken a look at the current map for the curb cuts. Mr. Wager stated he hadn't gotten a current plan on this application, but he remembered walking the property. Ms. Hilbert stated once they get to the step in the process where they need to refer this to the Highway Superintendent, they will get a map to Mr. Wager for his review. Mr. Wilkin asked if the Board would have to circulate for lead agency. Mr. Clouser stated they would have to circulate again because it has been so long, that is what they decided at the last meeting.

MOTION: Mr. Wilkin made a motion to circulate for Lead Agency with Mr. Gorres seconding the motion. All ayes on the vote.

Mr. Wilkin stated the Board would have to wait thirty days, so the Board can't set this application up for a public hearing at this time. Mr. Wilkin stated they would be sending this up to the Ulster County Planning Board. Mr. Strow stated he would provide a copy of the SWPPP to be sent to the Ulster County Planning Board. Ms. Hilbert asked Mr. Strow what the latest map date was. Mr. Strow stated April 14, 2015 is the most recent revision date. Mr. Wilkin stated SEQRA could be completed in July and then they could send it to the Ulster County Planning Board for August 5th. Mr. Clouser stated there is a misspelling on #17 of the Short Form SEQRA. Mr. Clouser stated that an estimate of

the yards of fill should be added. Mr. Strow asked when the appropriate time was to provide that information. Mr. Clouser asked how many yards would be needed. Mr. Strow stated it would be approximately 14,000 yards. Mr. Clouser stated that would be an impact. Mr. Clouser stated that is something you would want to mitigate; how many trips a day and the timing of the trips. Mr. Clouser stated that Mr. Strow should describe in the lead agency letter, the amount of fill that will be coming in over the project. Ms. Hilbert summarized as follows:

- Revise the EAF
- Submit report on traffic trips and fill
- Write a letter to Lead Agency for the submittals
- Provide a copy of the SWPPP for Ulster County Planning Board
- Submit maps to send out to the involved agencies for circulation of lead agency

The applicant will make the revisions to the SEQRA form and provide the above mentioned items.

DISCUSSION

Highway Superintendent Robert Wager was present to discuss road specifications and potential updates to the Town Highway Specifications (section A117). The following items were discussed:

- Reduction in road width from 26 feet to 18-22 feet, depending on the road
- Hot mix asphalt is being used for new roads. Motor Paving at a three inch thickness is currently specified in the road specifications
- Road surface temperature for paving should be specified
- Some detail on signage should be included in the specifications. What type of signage and where it should be installed
- Establishing a Business/Industrial Park

ADJOURNMENT

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

The meeting adjourned at 9:20 p.m.

Respectfully submitted by Susan Bolde, Planning Board Clerk

