

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

February 9, 2016

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

ROLL CALL, Chairperson, Cindy Hilbert, Nathaniel Baum, Thomas Wilkin
Darryl Matthews, Lorraine Morano

Planning Board Engineer: David Clouser

Absent: Richard Gorres, Kathie Beinkafner

MINUTES

January 26, 2016

MOTION: Mr. Wilkin made a motion to accept the minutes with typo corrections. Mr. Matthews seconded the motion. All ayes on the vote.

PUBLIC HEARING

Dollar General Site Plan (1280 Route 32) SBL#107.8-6-4

Mr. John Joseph was present, along with Mr. Medenbach. The Planning Board members went over the SEQRA Short Form for completeness. Part II of the SEQRA form was completed.

MOTION: Mr. Wilkin made a motion to declare this a negative declaration with Mr. Baum seconding the motion. All ayes on the vote.

Ms. Hilbert read the public hearing notice. The public hearing was opened. Mr. Medenbach presented the proposal to the audience and Planning Board members. Ms. Hilbert asked if anyone in the audience had any questions or comments. Mr. Harry Decker had a concern with the increased traffic and the driveway entrance. Mrs. Laskowski asked what the hours of operation would be. Mr. Wellmon's concern was with traffic congestion and the placement of the propane tank which would be in close proximity to the school. Mr. Wellmon also asked if a sprinkler system would be required. Mr. Castillo stated that his concern was with a corporate business coming into town which could take away business from a small business owner in town. Mr. Wellmon went up to take a look at the map regarding the placement of the sidewalks. There were no other comments from the audience.

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

The Planning Board members and applicant went over the Ulster County Planning Board comments.

Elevations-Mr. Medenbach stated they have a rendering of the elevations on the plan. The Board requested that Mr. Medenbach provide dimensions on the peak height, wall and depth dimensions.

Lighting-Mr. Clouser stated that wallpacks were still high (2.8) and they should try to get to 2.

Propane tank-Mr. Medenbach stated he would estimate that the propane tank would be a 250 gallon tank. Mr. Wilkin stated that Dunkin Donuts has 500, and a lot of stores have 1,000.00 gallon tanks. Mr. Medenbach stated he would get some information on the size of the tank. Mr. Joseph stated they could relocate the propane tank to the other side of the building, by the cemetery. Ms. Hilbert stated that if the propane tank could not be relocated to the other side of the building, some documentation should be provided to the Board regarding the propane tank. Mr. Matthews gave Mr. Medenbach information to contact Dan Nichols who is the NY State Code Compliance Officer regarding obtaining information on the propane tank.

Signage-There was discussion that the signage was on the plan and would be internally illuminated.

Stormwater-Mr. Clouser stated that there were minor technical issues to resolve with the stormwater and that the SWPPP should be submitted to the State.

Mr. Wilkin stated that UCDPW would need to be contacted to review the proposed stormwater plans as to whether there would be an impact on the County's drainage system. Mr. Wilkin stated Mr. Medenbach and Mr. Joseph should check on the hours of operation and whether or not a sprinkler system is required. Mr. Clouser stated that his office would be reviewing the SWPPP. Ms. Hilbert summarized the following issues;

- Lower the lighting to 2
- Drawings will be sent to the UCDPW (Department of Public Works)
- Mr. Clouser's office would finish the review on the SWPPP
- Elevations to the building would be submitted
- Hours of operation will be put on the plan
- Verification of whether a sprinkler system would be required
- Submit the size and relocation of the propane tank

- Have the DPW sign off on the drainage

The applicant will be placed on the February 23 Planning Board agenda

OLD BUSINESS

Cellco Partnership d/b/a Verizon Wireless (Decker Road)SBL#108.3-1 & 18.1

Verizon Wireless Attorney Mr. Scott Olson was present to represent the applicant. Colin Fazio, consultant for Verizon Wireless was also present. Mr. Olson and the Board members went over the list submitted for the proposed locations of the balloon test and photo simulations. Mr. Wilkin asked Mr. Olson to add the Silvia area, New Hurley Rd/Forest Road/ Milton Turnpike area and NY State Thruway location. Mr. Matthews stated Gardnertown area could also be added. Ms. Hilbert asked Mr. Olson if he was able to provide information as to why a 150 foot tower is being selected over a 110 foot tower. Mr. Olson stated that they don't have the information as yet, but will submit that to the Board as it is part of the balloon test. Ms. Hilbert asked Mr. Olson if he would provide the dates of the balloon test to the Board so that if anyone would like to attend, they would be able to. Ms. Hilbert stated that Mr. Clouser just received the SWPPP and would start work on that. Mr. Wilkin stated the letter of February 3rd. should be discussed. Ms. Olson explained that the FCC created what was called the "Shot Clock" which is something that said the applications have to be considered within a certain amount of time. Mr. Olson stated in the case of a new tower it is 150 days from the completion of the application unless the municipalities contact them and say that they are missing something within 30 days. Mr. Wilkin read an article on the "Shot Clock" ruling (see email in file). There was some discussion on whether the Board members would sign the letter from Mr. Olson. Mr. Wilkin stated the only way he would sign the letter would be to have the Planning Board Attorney review the letter and advise the Board. Mr. Wilkin stated he would make a motion to declare that this application was not complete, based on the information that was provided today (SWPPP and proposed locations for balloon test) although he did not know whether that would be enough to stop the shot clock. There was further discussion between the Board members and no one seconded the motion. Mr. Wilkin withdrew his motion. The Planning Board members determined to send the letter from Mr. Olson dated February 3, 2016 to Mr. Shaw, Planning Board Attorney for his review and legal opinion as to whether the Planning Board should sign the letter or not. Ms. Hilbert stated that the file information would be sent to Mr. Ron Graiff for his review and Mr. Clouser's office would review the SWPPP. Ms. Hilbert asked Mr. Olson to notify the Planning Board of the dates of the balloon tests.

The applicant will notify the Planning Board when the dates are determined for the balloon tests.

DISCUSSION

Highway Superintendent Robert Wager was present to discuss the Town Highway Specifications with the Planning Board members and Planning Board Engineer. Each item was discussed and a determination was made that the Planning Board would review the Highway specifications and make a recommendation to the Town Board regarding revisions to the current highway standards. The following items were discussed;

- Standard road details
- Motor paving
- Foundation course and base course
- The use of high density polyethylene
- The details on the backfill and bedding of drainage culverts
- Specifications on mortar inner catch basin walls at inlet/outlet pipes
- Consider revising cross section detail
- Grass lined ditches
- Proof rolling a road
- More specific information on road surface temperature
- Street signs
- Schedule for the Town's inspections
- Footing and roof drains
- Requirement on driveway cuts
- Adding additional typical details on current specs such as culvert trench, catch basin, driveway entrance, and signage.

Kitty Lane Properties proposed Subdivision

Ms. Brooks was present to discuss the Kitty Lane subdivision with the Planning Board. Ms. Brooks updated the Board explaining that basically there was a previous subdivision on Sawyer Way Rd. the lot in question was originally part of the Sawyer Way subdivision (a/k/a Finn Estates Subdivision). Ms. Brooks stated that the question was that since lot #1 was purchased by the current application and is now part of the second subdivision, does it expand the nine lot subdivision thereby precluding a private road which is limited to 6 lots. The Board further discussed the project and Ms. Hilbert stated that she would contact Planning Board Attorney Jason Shaw regarding the memorandum that was requested back in August.

MARCH 22 Planning Board Meeting

There was a determination that the Board would cancel the March 22nd. Meeting and attend a training session the evening of March 22nd.

ADJOURNMENT

MOTION: Ms. Hilbert made a motion to adjourn with Mr. Matthews seconding the motion. All ayes on the vote.

The meeting was adjourned at 10:25 p.m.

Respectfully submitted by Susan Bolde, Planning Board Clerk

