

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

July 12, 2016

THE MEETING OPENED WITH A SALUTE TO THE FLAG BY VICE-CHAIRMAN,
RICHARD GORRES AT 7:30 P.M.

ROLL CALL: Vice-Chairman, Richard Gorres, Thomas Wilkin, Lorraine Morano,
Nathaniel Baum, Kathie Beinkafner

Absent: Darryl Matthews, Cindy Hilbert

MINUTES

June 28, 2016

MOTION: Mr. Gorres made a motion to accept the minutes as written with Mr.
Baum seconding the motion. All ayes on the vote.

PUBLIC HEARING

Hudson Valley Flyers Club-Site Plan Modification (Freetown Rd) SBL#101.2-3-6.11

Mr. Burt Schindler was present to represent the applicant. Mr. Gorres indicated SEQRA had been completed. Mr. Baum read the public hearing notice. Mr. Burt Schindler presented the proposal to the audience and the Board members. Mr. Gorres checked the mailings with the white receipts and green cards which were mailed out to the neighboring property owners within five hundred feet of the applicant's property and found them to be satisfactory. Mr. Gorres asked if anyone in the audience had any questions in regard to this application.

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

Mr. Gorres asked the Board members if they had any questions or comments. There were no further comments from the Board on this application. Mr. Wilkin indicated the Ulster County Planning Board comments came back with no County impact.

MOTION: Mr. Wilkin made a motion to grant Final Approval with the following contingencies:

1. Submission of all final maps
2. Payment of all final fees

Ms. Morano seconded the motion. All ayes on the vote.

The applicant was granted final approval on the site plan modification.

OLD BUSINESS

Acworth Site Plan for Veterinary Clinic (Route 32)SBL#94.15-2-2.1

The applicant requested to be re-scheduled for the July 26th. Planning Board meeting

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

The applicant requested to be re-scheduled for the July 26th. Planning Board meeting.

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

Mr. Stuart Strow was present to represent the applicant. Mr. Strow summarized what had taken place for the past year on this project. The Planning Board members reviewed the revised plan. Mr. Strow indicated he had the wetlands delineated and surveyed and forwarded that information to the D.E.C. Mr. Strow stated it took a few months for the D.E.C. to respond and he finally did get a letter from the D.E.C. dated April 25, 2016 which he included in his submittal to the Planning Board. Mr. Strow indicated that according to D.E.C. the wetland is not considered a regulated wetland at this time, but because of its characteristics and size it would be eligible to be at some future time when they update their mapping. Mr. Strow stated D.E.C suggests that he treats the wetlands in a way that doesn't disturb it, but they did not add the one hundred foot regulated area to it as a regulated wetland. Mr. Strow stated that in response to D.E.C. comments, he re-designed the plan to avoid any disturbance to that portion of the site. Mr. Strow indicated that the previous plan showed two wells in the wetland area, they were located there for separation distance requirements. Mrs. Beinkafner asked if the well was within the wetland boundary? Mr. Strow indicated that there were two wells that were previously approved that they now believe to be in the wetland boundary, and when they were approved they were not in the delineated wetland area. Mr. Gorres stated Mr. Strow should follow up with the D.E.C. and see if they were o.k. with the well being in the wetland boundary. Mr. Clouser stated Mr. Strow should copy the Board on any correspondence sent to D.E.C. Mr. Clouser added that both of the wells do not meet the separation distance. Mr. Clouser stated that the Highway Superintendent should get a copy of the map because the drain pipes are going right into the Town ditch. There was discussion regarding establishing a Drainage District. Mr. Clouser stated Mr. Wager would have an opinion on that. Mr. Wilkin stated Mr. Strow should reach out to the Highway Superintendent and the Town Board regarding whether or not they would want a Drainage District. Mr. Clouser stated that the plan should certify the location of the wetlands. There was discussion by the Planning Board that an increase of escrow in the amount of \$2,000.00 would be required, because Mr. Clouser would be reviewing the Drainage Analysis.

The applicant will be placed on a future agenda for continued review.

VOUCHERS

Vouchers from David Clouser for Engineering review

Applicant	Escrow Amount	Motion
Ale Day Care	\$405.00	Mr. Gorres/Ms. Morano
Verizon Wireless (Mr. Baum abstained from voting)	\$3,537.00	Mr. Gorres/Ms. Morano

Voucher from Planning Board Attorney Jason Shaw

Amount-\$70.50 to come out of Planning Board General Fund

MOTION: Mr. Gorres made a motion to pay the amount of \$70.50 to the Planning Board Attorney for work related to the Kitty Lane project with Ms. Morano seconding the motion. All ayes on the vote.

ADJOURNMENT

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

The meeting adjourned at 8:30 p.m.

Respectably submitted by
Susan Bolde, Planning Board Clerk