

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

June 28, 2016

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, Thomas Wilkin,
Darryl Matthews, Nathaniel Baum, Kathie Beinkafner, Lorraine Morano

MINUTES

June 14, 2016

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

OLD BUSINESS

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

Mr. Zand, representative for Ms. Acworth was present, along with Ms. Acworth, owner of the property. Ms. Acworth stated that she had paperwork for the lighting and the signage. Ms. Acworth indicated that the light in the front of the house had two little candle light forty-five watt bulbs in it and the one in the back of the house has one forty-five watt candle light in it. Ms. Acworth stated that the floodlight in the driveway had a halogen light in it (around twenty watts). Ms. Acworth stated there is another light by the basement door which has a hundred watt lightbulb in it. Mr. Zand stated at some point they would be discussing lighting for the sign. Ms. Acworth added that the sign was not designed yet. Ms. Acworth passed out a copy of the description of the design for the sign that she was planning on putting up for her business. Mr. Wilkin stated that Ms. Acworth should have a monument style sign. Ms. Acworth stated that the bushes in the D.O.T. right-of-way would either be taken out or kept at a thirty foot height. Mr. Wilkin stated he thought the Board should address the back property line. Ms. Acworth stated she would talk to her neighbor about some sort of barrier in the back of her property; either a fence or trees. Mr. Gorres stated Ms. Acworth could plant some spruce trees. Mr. Matthews stated that it should be something that would remain green all year round. Mr. David, the neighbor in the back of Ms. Acworth's property was present at the meeting. The Board acknowledged Mr. David, who was in the audience and he indicated that the back property is wet and evergreens would not live back there. Ms. Acworth stated she could put a split rail fence there also. Ms. Acworth asked the Board

when it is decided what barrier would be going in the back of her property, would she have to put it on the map. Mr. Gorres stated it would need to be on the final map. Ms. Acworth asked the Board if she could show lighting on the sign at a later date. Mr. Wilkin stated that if Ms. Acworth wanted lighting on the sign, she should try to have the light shining down on the sign. Mr. Matthews suggested using solar lighting. Ms. Acworth indicated she would add the lighting, landscaping and signage to the final plan. Mr. Zand stated that they submitted waivers to the Board in regard to the parking. Mr. Wilkin stated the Board can waive the parking requirements. Ms. Acworth stated that she put in nine parking spots. Mr. Wilkin stated that due to the type of business and equipment, having that amount of parking spaces is not out of the ordinary.

MOTION: Mr. Baum made a motion to grant a waiver for parking for more than the normal number of vehicles, which is nine, because of the type of business. On discussion: *Mr. Zand stated they were also asking for a waiver which would allow them to park in the front and not the back and side of the property.* Mr. Gorres seconded the motion. All eyes on the vote.

Mr. Zand asked the Board if they were satisfied with the landscaping as it is. Mr. Wilkin stated that the Ulster County Planning Board was asking for more landscaping in the front of the house. Mr. Wilkin added that he is more concerned about getting a buffer in the back of the property. Ms. Acworth stated she could put something on the map regarding "future landscaping." Mr. Wilkin commented that the Planning Board's discussion on the lighting, landscaping and signage would take care of the Ulster County Planning Board comments and the Planning Board would not have to overrule the Ulster County Planning Board comments. There was a determination to put this application on the next agenda, when final maps would be presented.

The applicant is tentatively scheduled for the next Planning Board meeting at which time they will present final plans.

DISCUSSION

COMMENT LETTER FROM JASON SHAW ON KITTY LANE PROJECT

Mr. Wilkin stated that he wasn't sure the Planning Board Attorney, Jason Shaw addressed the Board's concern regarding the SEQRA part of this issue. Ms. Hilbert stated that she didn't feel that SEQRA was the Board's main issue. Mr. Wilkin stated he had a concern about segmentation. Mr. Gorres stated that segmentation had a time limit and these subdivisions are years apart from each other. There was a determination by the Planning Board members that they would allow the unbuildable lot to become part of the newly created subdivision.

Page 3 June 28, 2016 Planning Board minutes

ADJOURNMENT

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

The meeting adjourned at 8:20 p.m.

Respectfully submitted by
Susan Bolde, Planning Board Clerk