

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

August 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, Richard Gorres, Thomas Wilkin, Lorraine
Morano, Nathaniel Baum, Darryl Matthews Kathie Beinkafner

RF Engineer: Ronald Graiff

MINUTES

July 26, 2016

MOTION: Mr. Gorres made a motion to approve the minutes of July 26, 2016 with
a correction on page 3 in which Mr. Baum recused himself from the vote on a
voucher approval for Verizon Wireless. Ms. Morano seconded the motion. All
eyes on the vote.

OLD BUSINESS

Barbara Precour-Proposed Bed & Breakfast Site Plan SBL#95.1-6-2.13

Ms. Precour was present. Ms. Hilbert recapped what was discussed at the last meeting
with Ms. Precour. Ms. Hilbert asked Ms. Precour if she received anything from the
Ulster County Board of Health regarding the size of the septic system. Ms. Precour
stated she filled out a f.o.i.l. request to the Board of Health asking for any records they
may have on her septic system and the Board of Health sent her back a letter stating
they did not possess any records regarding her septic system. Ms. Hilbert asked Ms.
Precour if she knew where her septic was located. Ms. Precour stated that she knew
where it was located. Ms. Hilbert asked Ms. Precour if she knew what the size of the
septic tank was. Ms. Precour stated she did not know, but she had someone pump the
septic tank and they told her it was a large tank. Ms. Precour added that the house at
one time had twenty two rooms. Ms. Hilbert asked Ms. Precour if she had shielded, non-
glare lighting to light the parking lot. Ms. Precour stated they are down facing and non-
glare. Ms. Hilbert asked Ms. Precour what the service driveway was used for. Ms.
Precour stated that it has always been there, but she doesn't use it for everyday use.
Ms. Hilbert stated that the second floor would be utilized for the Bed & Breakfast. Ms.
Hilbert asked Ms. Precour how many bathrooms were on the second floor. Ms. Precour
stated that there were four bathrooms on the second floor. Mr. Wilkin asked what

District this proposed Bed & Breakfast was located in. Ms. Hilbert stated this proposal was located in the RS-1 Zoning District. Mr. Wilkin stated that the Zoning District should be added to the map. There was discussion regarding adding the tax and location maps to the plan as well. Mr. Matthews stated this application would be going to the Ulster County Planning Board for review. Ms. Precour was asked to provide data on the lighting fixtures which would be included in the submittal package to the Ulster County Planning Board. There was a determination that the Short Form EAF could be reviewed. The Planning Board members went over the SEQRA form Part I and Part II. An addition was made to the SEQRA form under "*brief description of proposed action*" "5 room Bed & Breakfast with up to ten occupants" was added to the SEQRA form.

MOTION: Mr. Wilkin made a motion that the Planning Board take lead agency with Mr. Gorres seconding the motion. All ayes on the vote.

MOTION: Mr. Wilkin made a motion to type this as an unlisted action with Mr. Gorres seconding the motion. All ayes on the vote.

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

There was a determination to set this application up for a public hearing for September 13th.

As soon as the lighting data is submitted, the application will be sent to the Ulster County Planning Board for their review. A public hearing will be set up for September 13th.

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

Mr. Baum recused himself from the discussion.

Mr. Scott Olson and Collin Fazio were present to represent the applicant. Mr. Olson stated that they are very close to finishing work on the SWPPP details. There was discussion regarding when the shock clock started and if the applicant was willing to grant an extension. Mr. Olson stated that on the record as to the extent the shock clock needs to be extended, Verizon Wireless agrees to extend it for a reasonable amount of time so that the SWPPP can be extended and SEQRA can be completed. Mr. Olson added that he will send a letter to the Planning Board to that effect. Mr. Olson stated that he will have his Engineer get in contact with Mr. Clouser to finish up the SWPPP. Mr. Olson stated he would like some clarification of Mr. Clouser's August 4, 2016 comment letter, page 2, II under Environmental Review under SEQRA, in regard to a Habitat Assessment. Mr. Olson stated that as part of all their investigations, they have an obligation under Federal Law to conduct their own environmental review. Mr. Olson stated they have information from the NY State Fish and Wildlife Service that says that they know that this is a potential habitat area for the Indiana Bat and the Long Eared

Bat. Mr. Olson further stated that they were told by NY State Fish and Wildlife that they take precautions of not disturbing the area between April 1 and September 30, so they can't cut significant trees during that time frame. Mr. Olson added that he has a letter from D.E.C. stating that there are no threatened or endangered species on the site. Mr. Olson stated that he could provide a copy of the letter for the Planning Board. Mr. Olson added that they would have to discuss the extent of the Habitat Assessment with Mr. Clouser. Mr. Olson stated that he would draft a maintenance agreement which he would provide to the Town. There was a determination that this application would be going to the Ulster County Planning Board for their review and comment, after SEQRA is completed. Ms. Hilbert asked Mr. Graiff if he had comments. Mr. Graiff recapped his review of the initial project and subsequent submission. Mr. Graiff stated there was a conflict on what was submitted by the RF Engineer from Verizon Wireless in that the same color was utilized to express the same value to show a coverage gap. Mr. Graiff went on to explain the process that the RF Engineer from Verizon Wireless did to show the coverage gap (a copy of that information is in the file). Mr. Graiff stated that ultimately Verizon has demonstrated the need for this site and that this site does fill in the gaps. Mr. Olson stated that he will have his Engineer get in contact with Mr. Clouser. Ms. Hilbert stated that Verizon Wireless will be put on the agenda when the SWPPP is completed and comments are received by the Planning Board Engineer. *The applicant will be placed on a further agenda when the SWPPP is completed and the Planning Board Engineering comments are received.*

DISCUSSION

Training

Mr. Wilkin indicated that the Town of Shawangunk would be putting on a training for their Planning Board on September 6 at 6:00 p.m. and Dennis Doyle would be the speaker. Mr. Wilkin stated it will be held at the Shawangunk Town Hall and their Planning Board meeting starts at 7:00 p.m. Mr. Wilkin added that the Ulster County Planning Board would also most likely have a training session September 26th. At the Ulster County Community College.

VOUCHERS

Planning Board Engineer David Clouser for Barton & Loguidice

Applicant	Amount	Motion
Verizon Wireless (Mr. Baum recused himself from the vote)	\$1,904.50	Mr. Gorres/Mr. Matthews
Acworth Veterinary Clinic	135.00	Mr. Gorres/Mr. Matthews
Dunkin Donuts	472.50	Mr. Gorres/Mr. Matthews

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Voucher from David Clouser, Planning Board Engineer

Applicant	Amount	Motion
Dunkin Donuts	\$283.50	Mr. Gorres/Ms. Hilbert

Escrow Replenishment

Verizon Wireless

MOTION: Mr. Wilkin made a motion to increase the escrow of Verizon Wireless by \$5,000.00 with Mr. Gorres seconding the motion. All eyes on the vote.

ADJOURNMENT

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

The meeting adjourned at 8:30 p.m.

Respectfully submitted by
Susan Bolde, Planning Board Clerk