

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

December 13, 2016

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

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

Absent: Cindy Hilbert

MINUTES

November 15, 2016

MOTION: Mr. Gorres made a motion to approve the minutes of November 15, 2016
as amended with Mr. Baum seconding the motion. All ayes on the vote.

PUBLIC HEARING

Giacomo Ingenio Lot Line Revision (Crow Hill Rd.)SBL#95.1-7-1 & 4 & 5.1

Ms. Brooks was present to represent the applicant. Mr. Gorres read the public hearing notice. Ms. Brooks presented the proposal to the audience and Planning Board members. Planning Board member Darryl Matthews went over the five hundred feet mailings submitted by Ms. Brooks and found them to be satisfactory. Mr. Gorres asked if anyone in the audience had any questions. Mr. Andola asked how many parcels there would be, if there would be a subdivision and had a question concerning road frontage. Ms. Brooks stated that no subdivision was proposed and the purpose of the lot line revision was to add road frontage to the existing lots. Mr. Andola had a concern about the fact that the property was in the Agricultural District and that people should be aware of that when buying property. Ms. Brooks stated that the Agricultural notes were put on the map so that people would be aware that there would be active agricultural activity in the area, that there could be spraying of the apple orchard and noise from agricultural machinery outside of the 8:00 a.m. to 5:00 p.m. timeframe. Mr. Borello, a neighboring property owner had a question regarding the road frontage. Ms. Brooks explained that parcel "A" 0.09 acres would be added to lot #1 to give it road frontage. There were no other questions from the audience.

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

The Planning Board members went over the SEQRA Short form.

MOTION: Mr. Wilkin made a motion that the Planning Board take Lead Agency with Mr. Baum seconding the motion. All ayes on the vote. (Mr. Wilkin stated that SEQRA was already completed at the November 15, 2016 Planning Board meeting).
The Board decided to finish making the motions for SEQRA as follows;

MOTION: Mr. Wilkin made a motion to declare this 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.

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. Baum seconding the motion. All ayes on the vote.

MOTION: Mr. Wilkin made a motion to *grant final approval* with submission of all maps and mylars. Ms. Morano seconded the motion. All ayes on the vote.

The application was granted final approval.

Lacouette-Proposed 3 Lot Subdivision (Forest Rd. & Kingsview Hwy.)SBL#107.1-2-5.111

Ms. Brooks was present to represent the applicants. Mr. Hagopian was also present as representative. Mr. Gorres read the public hearing notice. Ms. Brooks made a presentation to the Planning Board and the audience. Mr. Gorres opened up the public hearing for comment. Mr. Coppola asked Ms. Brooks if this application would impact the surrounding properties. Ms. Brooks stated the separation distance from to the closest line is about 600 feet. Mr. Mueller asked if the lots would be South of the AT & T line and what would happen to the land south of the AT & T line. Mr. Wilkin asked Mr. Mueller what his concern was. Mr. Mueller stated his concern would be water runoff. Ms. Brooks stated that they have a 600 foot separation distance and the majority of the water would be going along the roadway and directed on the other side of lot #1. Mr. Hagopian stated that the discharge would be collected North of the AT & T easement. Mrs. Mueller stated that she lives toward the South end of the lot, and stated that the water that runs off the hill is sometimes like a stream. Mrs. Mueller stated for future reference that would be something to consider. Mrs. Mueller asked how many lots were being proposed. Ms. Brooks stated two building lots were proposed with the

bulk of the acreage to remain agricultural. Mr. Gorres asked if anyone else had any questions. There were no further questions from the audience.

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

Ms. Brooks submitted the mailings for the five hundred foot notification to the neighboring property owners. There was a brief discussion regarding the fact that certified mailings were very expensive and there were some alternatives to certified mailings such as posting the property to notify surrounding property owners of a public hearing. Ms. Brooks, Mr. Hagopian and the Planning Board members went over Mr. Clouser's December 9, 2016 engineering comments. Mr. Hagopian added that he made the appropriate changes to the SWPPP. Mr. Hagopian stated that the NOI was revised and corrected. Ms. Brooks indicated that Mr. Wager, Highway Superintendent had submitted a memo to the Planning Board dated November 15, 2016 and in his memo, he had stated that he would prefer that guide rails be shown on the plan. Ms. Brooks stated that they submitted a letter dated December 5, 2016 requesting the Planning Board approve the proposed plan without the guide rails. (Mr. Hagopian's letter indicated section of the code A118 15 Guide Rails, only requires guide rails be installed in areas adjacent to steep slopes that exceed one vertical to two horizontal, which the proposed plan does not include.) Mr. Wager was in the audience and asked to give his opinion on the subject. Mr. Wager stated that he would defer to Mr. Clouser, if Mr. Clouser felt the elevations were ok, he was fine with that. Ms. Brooks stated they submitted approval from the Board of Health. Ms. Brooks stated that all the agreements and easements were submitted to the Town Board for approval, they were being reviewed by the Town Attorney and she hoped they would be approved at the next Town Board meeting. Mr. Clouser stated that the MS-4 acceptance form would have to be signed by the Supervisor.

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

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

MOTION: Mr. Wilkin made a motion to *grant final approval* contingent on the following;

- All maps and mylars submitted
- All agreements on the road issues to be approved by the Town Board

Mr. Gorres seconded the motion. All ayes on the vote.
The applicant was granted contingent final approval.

OLD BUSINESS

Kitty Lane Properties LLC-Proposed 6 Lot Subdivision (Huckleberry Turnpike)SBL#108.1-5-3.11

Ms. Brooks was present to represent the applicant. Ms. Brooks stated they submitted a Habit Assessment Report, and she wanted to make sure that was acceptable. Mr. Clouser stated that there were wetlands on the property that was why the Habitat Assessment Report was needed. Mr. Clouser added that the report was satisfactory. There was discussion regarding the fact that a map and letter went to the Fire Department on August 19 and no comments were forthcoming. Ms. Brooks indicated the revised plans relocated the roadway. Mr. Clouser indicated he would need the Stormwater Prevention Plan and the revised EAF so that he could review that. Ms. Brooks stated that Ms. Nadine Carney originally submitted a long form EAF, but was told that she could use the Short Form for this application. Mr. Wilkin stated the Planning Board should type the action on this application.

MOTION: Mr. Wilkin made a motion that the Planning Board take Lead Agency with Mr. Baum seconding the motion. All ayes on the vote.

MOTION: Mr. Wilkin made a motion to declare this an Unlisted Action with Mr. Baum seconding the motion. All ayes on the vote.

Ms. Brooks asked if she should circulate to the Fire Department again. The Planning Board members made a determination that would not be necessary, the Fire Department had the plan and letter from the Planning Board already which was sent to them on August 19th.

The applicant will be scheduled for an upcoming agenda when Mr. Clouser receives the Short Form EAF and Stormwater Prevention Plan for his review and comment.

Discussion: Avlexia LLC Bedell Avenue 95.3-3-11,12,13,14

Ms. Brooks had a short discussion with the Planning Board regarding the fact that a Lot Line Consolidation did not require Planning Board review in the Town of Plattekill. Mr. Wilkin stated if the original subdivision was done prior to Town zoning, according to N.Y. State Town Code 276, the consolidation does not need to be approved by the Municipality.

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

Barbara Precour was present. Ms. Precour stated that she added handicapped parking to the site plan and designated a parking spot. Ms. Precour indicated she put the

placement of the sign on the map and would be applying for a sign permit which would be approved by the Building Department. Mr. Wilkin asked Ms. Precour if it would be a monument sign. Ms. Precour stated yes it would be lower to the ground. Ms. Precour stated that she received an email from Christopher Kresser from the Health Department and he stated that the Health Department did not have any issues with the septic. Ms. Precour stated that she added an archway and gate to the area leading to the drive (Liberty View Farm). Mr. Wilkin asked if the ramp was put in yet. Ms. Precour stated the ramp was already in place and was low to the ground and didn't require railings. There was a determination that SEQRA was completed, the public hearing was closed and that the Ulster County comments were addressed.

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

The applicant received final approval.

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

Planning Board member Nathaniel Baum recused himself. Mr. Scott Olson was present to represent the applicant, along with Colin Fazio. Mr. Wilkin stated that the application went to the Ulster County Planning Board for review and there was no County impact. There was discussion regarding addressing the public hearing. Mr. Wilkin stated there was a question concerning property values, most of the people concerned about property values were from the Town of Newburgh and they would have to talk to their Town Assessor regarding the property values. Mr. Olson stated they submitted a 150 page Appraisal Consulting Report-Market Study which collects and analyzes actual sales data for homes located near a cell tower. Mr. Wilkin stated that he printed out a map which shows the site distance and the proposed cell tower works out to be about half a mile from the houses on Tiffany Lane. Mr. Wilkin stated on the East side from 48 Tiffany Lane from the back of the house, you would have to look up at an angle to see the tower. Mr. Wilkin stated those were the two main concerns of the public hearing. Mr. Wilkin added that they would not be doing another balloon test. Mr. Wilkin stated that the independent Radio Frequency Consultant, Ron Graiff indicated in his submittal that there was a need for the cell tower in that area. There was discussion between the Town Supervisor, Highway Superintendent and the homeowner about the Decker Road turn around. Mr. Wilkin asked Mr. Olson if there were still ongoing discussion with the Town Board concerning the road issue or bond. Mr. Olson stated he has to provide Mr. Clouser with more information concerning the construction equipment so that an amount for the bond can be established for the road. There was discussion regarding camouflaging the tower which was brought up at the public hearing. The consensus by the Board was that they were not in favor of it. Mr. Gorres asked Mr. Clouser, Planning Board Engineer if he was satisfied with the technical aspects of the application. Mr. Clouser stated yes. Mr. Wilkin stated there were two outstanding issues; the bond and the turn around, and he would like to hold off on granting final approval until the Town has some agreement with the owner on the turnaround. Mr. Gorres polled the rest of the

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

Board and all the Board members agreed that a contingent final approval could be granted this evening because the agreement with the homeowner and the Town regarding putting a turn around on Decker Road was not really part of the application.

MOTION: Mr. Gorres made a motion to *grant final approval* with the following contingencies;

1. Agreement with the Town on the bonding of Decker Road
2. Approval of the Maintenance Agreement with the Town

Ms. Morano seconded the motion. Mr. Baum recused himself from the vote. All others voted aye.

The applicant was granted contingent final agreement

DISCUSSION

Mr. Wilkin stated there would be a meeting on Monday, January 9, 2017 at 6:30 p.m. at the Plattekill Elementary School about redoing the bridge over the thruway if anyone was interested.

Mr. Wilkin let the Board know that the Ulster County Planning Board adopted a new referral guide.

Mr. Wilkin mentioned that there was a video on U Tube on an Ulster County Planning Board meeting regarding a referral discussion concerning building an Irish Cultural Center which would be a great training video for what the Planning Board should be looking for in a site plan.

ADJOURNMENT

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

The meeting adjourned at 9:15 p.m.

Respectfully submitted by
Susan Bolde, Planning Board Clerk

