

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

September 26, 2017

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

ROLL CALL: Chairperson: Cindy Hilbert, Thomas Wilkin, Richard Gorres,  
Lorraine Morano, Kathie Beinkafner, Darryl Matthews

ABSENT: Nathaniel Baum

PLANNING BOARD ENGINEER: David Clouser

***MINUTES***

August 8, 2017

**MOTION:** Mr. Gorres made a motion to approve the minutes with corrections  
with Mrs. Beinkafner seconding the motion. All eyes on the vote.

***OLD BUSINESS***

**Wheeler proposed two Lot Subdivision (Forest Road)SBL#101.3-4-29.1**

Mr. Charles Brown, from Talcott Engineering was present to represent the applicant in regard to the proposed two lot subdivision. Mr. Brown indicated that they re-located sheds which would be reflected in the new maps. Mr. Brown stated that they would also provide a copy of the transfer of the fifty-foot strip, which was created for the benefit of all the lots which adjoin that access. Mr. Brown stated that he would like a referral from the Planning Board to go to the Zoning Board of Appeals to re-affirm the variance which was granted on September 10, 2009. Mr. Wilkin stated that it would not be to re-affirm the variance, but to get a new variance. Mr. Wilkin indicated that the original variance was granted for the site plan, and the new variance would be for the subdivision. Mr. Clouser asked Mr. Brown if there was any maintenance agreement for the access strip. Mr. Brown stated that he is sure that they could put together a maintenance agreement. Ms. Hilbert stated that there should be some form of agreement between Velasquez and the Wheeler's regarding the right-of-way. Mr. Wilkin stated that right now the lot has road

frontage on New Hurley Road, when a subdivision is created, where is the other lot going to have its road frontage. Mr. Brown asked if he could go to the Town Board for a waiver on the road frontage. Ms. Hilbert stated this situation would need to be resolved before they proceeded. Mr. Clouser stated that the lot has to have access to the street. Mr. Wilkin stated the question is, is that access off that common driveway considered an access. Mr. Clouser suggested going back in the old files for records, or get an opinion from the Planning Board Attorney. Mr. Gorres stated they should start with reviewing the files. The consensus of the Board was to review the old Wheeler files for the information before sending it to the Planning Board Attorney.

*The Planning Board members will review the old files on this application and get back to Mr. Brown regarding how he should proceed.*

### ***NEW BUSINESS***

#### **Minard Farms proposed multi-family project (South Street)SBL#102.1-6-11.2 & 25.1**

Ms. Brooks was present to represent the applicant, Derrick DeBrava, who was also present. Ms. Brooks stated that she needed clarification regarding the initial review comment letter dated August 3, 2017 from Planning Board Engineer, David Clouser. Ms. Brooks stated she didn't realize that she would have to develop a plat to the extent that was indicated in the review letter. Ms. Brooks stated she came in and reviewed the records on what was done on the Rainieri project, and thought she had done more on this project than was needed to get to the lot count stage for the Multi-Family. Mr. Clouser indicated that the Rainieri project was a Conservation Subdivision which has different criteria than a Multi-Family. Mr. Clouser added that in a Conservation Subdivision, the lots cannot have more than four units on them. Mr. Matthews indicated that when Mr. Lockhardt started out developing the Rainieri property, he started with a Multi-Family and ended up with a Conservation Subdivision, which fit better with the property. Ms. Brooks stated she would review the Rainieri file again and also review section of the code 110-48 on Conservation Subdivisions.

*Ms. Brooks will review section of the code 110-48 and submit revised maps and paperwork for placement on the Planning Board agenda.*

### ***NEW BUSINESS***

#### **Estate of Diana E. Pauli 2 Lot Subdivision/Lot Line Revision (Route 44/55)SBL#95.3-2-1, 95.3-2-2**

Ms. Brooks was present to represent the applicant. Ms. Brooks gave a brief description of the project, indicating that the total acreage was 12.4 acres, the mobile home park has a total of 4.9 acres and the homestead has a total of 7.5 acres. Ms. Brooks

indicated that in the will which was left by her mother, the mobile home park was left to Steven Pauli along with the house on parcel A. The flag lot was discussed. Ms. Brooks stated they were able to meet all the setbacks except the diagonal section between the houses, which would require an eight foot variance. Mrs. Beinkafner asked Ms. Brooks about the well locations on the Mobile Home Park property. Ms. Brooks stated that there were multiple wells on the property. Ms. Brooks indicated she would submit a copy of the map from 1972 to be placed in the Planning Board file. After discussion regarding the proposal, there was a determination to send a recommendation to the Zoning Board of Appeals for a variance between the two existing houses. Mr. Wilkin stated if the Planning Board was going to send this proposal to the Zoning Board of Appeals for a variance, the Planning Board should Type the Action, so that the Zoning Board of Appeals does not have to complete SEQRA.

**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 declare this an Unlisted Action with Mr. Gorres seconding the motion. All ayes on the vote.

*Ms. Brooks will go to the Zoning Board of Appeals to request a variance.*

**Richard & Patricia Brooks Lot Line Revision (South Street)SBL#102.1-6-19.132 & 18**

Ms. Brooks was present and gave a brief description of the project. Ms. Brooks stated that this was a lot line revision between two adjacent parcels of land. Ms. Brooks stated that they are proposing to convey 0.52 acres of land to the larger parcel. Ms. Brooks stated that they would end up with a single family dwelling with an accessory apartment on one parcel (1.59 acres) and the homestead will be 11.7 acres. Mr. Wilkin asked Ms. Brooks if any variances were needed. Ms. Brooks stated that no variances would be required on this project. The Planning Board reviewed the maps and determined to Type the Action under SEQRA.

**MOTION:** Mr. Wilkin made a motion to take Lead Agency on the project with Mr. Gorres seconding the motion. All ayes on the vote.

**MOTION:** Mr. Wilkin made a motion to declare this an Unlisted Action 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 October 10<sup>th</sup>. 2017.

*The application will be set up for a public hearing for October 10<sup>th</sup>.*

***DISCUSSION***

**Plattekill Hannaford Improvements**

The Planning Board reviewed the letter (dated September 25, 2017) from Tighe & Bond concerning minor changes that Hannaford would like to make to their building and sign. The Planning Board reviewed the letter and attached proposed color scheme. The following determinations were made;

- The Planning Board has no issue with the minor change to the color scheme or the replacement of the current building façade sign with the new “Hannaford Standard” and subscript.
- An elevation change to the monument sign at the front of the building (excluding the new Hannaford wording) will require a site plan modification review before the Planning Board.

**Anthony Messina & Sons Properties LLC**

The Planning Board reviewed the September 26, 2017 letter from Mr. Anthony Messina requesting an extension in constructing the indoor reclamation building that was approved as part of the site plan modification granted final approval on January of 2016. The Planning Board reviewed the request for an extension and determined to grant two-six month extensions on the “future enclosed indoor reclamation building.”

***EXECUTIVE SESSION***

**MOTION:** Ms. Hilbert made a motion to go into executive session to discuss personnel with Mr. Gorres seconding the motion. All ayes on the vote.

Time in: 8:50 p.m.      Time out: 9:05 p.m.

**MOTION:** Ms. Hilbert made a motion to come out of executive session with Mr. Gorres 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 9:15 p.m.

Respectfully submitted by  
Susan Bolde, Planning Board Clerk

