

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

May 8, 2018

THE MEETING OPENED WITH A SALUTE TO THE FLAG BY
CHAIRPERSON, CINDY HILBERT AT 7:33 P.M.

ROLL CALL: Chairperson: Cindy Hilbert, Thomas Wilkin, Richard
Gorres, Kathie Beinkafner, Nathaniel Baum, Lorraine
Morano

ABSENT: Phil Sabarese

REPRESENTATIVES: None

MINUTES

April 24, 2018

MOTION:

Mr. Gorres made a motion to approve the minutes as amended from
the April 24, 2018 meeting with Ms. Morano seconding the motion.
Motion passed unanimously.

OLD BUSINESS

Old Unionville Subdivision (King, Nobel and Kartis)

Mr. Ross Winglovitz, from Engineering and Surveying Properties, was present to
represent the applicant. The applicants received a Letter of Determination from the
Code Enforcement Officer regarding the proposed 2-lot subdivision. Mr. Mandoske
determined that the current application was sufficient and met all the Town setback
requirements for this Zoning District, based on the Town Code. A copy has been
placed in the applicant's file. It was determined that there would not be a SWPPP
erosion control plan submitted for this application since the area of disturbance was

minimal. The Planning Board members further discussed the application and it was determined that everything seemed to be in order. The applicant will need to work with the Town Board and have a Driveway Maintenance Agreement drawn up for both of the subdivided lots. There will also need to be a driveway and utility easement drawn up and recorded within the deed.

MOTION:

Mr. Wilkin made a motion to declare this a Type II Action and was seconded by Mr. Gores. The Negative Declaration will be done before the Public Hearing at the next meeting. Motion passed unanimously.

MOTION:

Mr. Wilkin made a motion to take Lead Agency on this project. Motion seconded by Mr. Gorres. Motion passed unanimously.

MOTION:

Mr. Wilkin made a motion to declare this an unlisted action. Mr. Gorres seconded the action. Motion passed unanimously.

A public hearing for this project has been scheduled for Tuesday, June 12, 2018.

NEW BUSINESS

Mr. Stephen Pauli, from Brooks and Brooks Surveying, was present to represent the applicant. Mr. Pauli presented an application for a proposed 2-lot subdivision for the owners, Mr. and Mrs. Palmateer, located at 145 Bedell Avenue, Plattekill, New York.

The applicants are proposing to subdivide their lot, which currently contains two single family residences. The front lot would contain approximately 2.00 acres of land and one of the single family residences. The current owners are proposing to live there. The lot in back which contained their mother's house will be sold to their son. This lot contains 2.85 acres.

Mr. Pauli presented section §110-15 of the Town Code which shows that the off-set of the accessory structure, the garage, needs to have a ten (10) foot minimum set from the property line. As shown on the map, the set back is currently 17.6'.

A copy of the comments from the Boards' engineers were given to Mr. Pauli. This memo was reviewed and the details discussed. The applicant needs to provide the Board with a copy of record showing that no wetlands exist on the property and that all the wetlands are on the adjoining property. A copy of the solid waste management

facility remediation plan should be noted in the file and added to the survey map or discussed within the findings for the application.

The applicant will be to draw up a Driveway Maintenance Agreement, signed by both owners and approved by the Town Board.

MOTION:

Mr. Wilkin made a motion to take Lead Agency on this application and Mr. Gorres seconded the motion. Motion passed unanimously.

MOTION:

Mr. Wilkin made a motion to type this application as a Type II Action under SEQR and Mr. Gorres seconded the motion. Motion passed unanimously.

This application has been placed on the agenda on June 12, 2018 for a public hearing.

VOUCHERS

Motion:

Motion made by Mr. Gorres and seconded by Mr. Baum to approve the voucher payable to Barton and Loguidice, in the amount of \$485.50. This voucher is for the Moran Subdivision application. Motion passed unanimously.

Motion:

Motion made by Mr. Gorres and seconded by Ms. Morano to approve the voucher, payable to Barton and Loguidice, in the amount of \$657.00. This voucher is for the Old Unionville Road application. Motion passed unanimously.

The Planning Board will send a letter to the Town Board requesting that they refund the applicants any outstanding escrow monies.

ADJOURNMENT

Motion:

Mr. Gorres made a motion to adjourn the meeting with Ms. Beinkafner seconding the motion. Motion passed unanimously. Meeting adjourned at 8:35 pm.

Respectfully submitted by,
Janice Stryker, Planning Board Clerk