

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

June 12, 2018

THE MEETING OPENED WITH A SALUTE TO THE FLAG BY
CHAIRPERSON, CINDY HILBERT AT 7:35 P.M.

ROLL CALL: Chairperson: Cindy Hilbert, Thomas Wilkin,
Kathie Beinkafner, Nathaniel Baum, Lorraine
Morano, Phillip Sabarese

ABSENT: Richard Gorres

REPRESENTATIVES: Rebecca Minas – Barton & Logudice Inc.

MINUTES

May 8, 2018

MOTION:

Ms. Morano made a motion to approve the minutes from the May 8, 2018 meeting with Ms. Beinkafner seconding the motion. Motion passed unanimously.

MOTION:

Mr. Wilkin made a motion in regards to Old Unionville Subdivision which was originally classified as a type two action to change it to an unlisted action with Mr. Baum seconding the motion. Motion passed unanimously.

MOTION:

Mr. Wilkin made a motion to declare a negative declaration with Mr. Baum seconding the motion. Motion passed unanimously.

PUBLIC HEARING

Old Unionville Subdivision (King, Nobel and Kartis) SBL# 107.8-2-22.11

A public hearing was held for the application of the Old Unionville Subdivision (King, Nobel and Kartis) located at Old Unionville and Unionville Road. Chairperson Ms. Hilbert read the Public hearing notice and confirmed the certified mail receipts were reviewed and all accounted for.

Ms. Hilbert opened the public meeting by asking Mr. Ross Winglovitz from Engineering and Surveying Properties, the applicant's representative, to give a brief description of the project. Mr. Winglovitz stated that the applicants proposed to have a two (2) lot subdivision on a parcel of land located between Old Unionville Road and Unionville Road. The applicants are proposing to create a common 300 ft. driveway between both properties. There would be a maintenance agreement drafted with one driveway cut, which has been approved by the highway department. The applicants would then like to build two (2) single family homes with separate wells and septic tanks. Ms. Barbara Kebabjean, residing at, 109 Old Unionville Road, was present. Ms. Kebabjean stated after looking at the map provided, her question was resolved before the meeting had started. Ms. Kebabjean concern was that the proposed driveway would affect hers but it is going to be located farther down. Ms. Hilbert asked if there were any further comments or questions regarding the application before she closed the public hearing. There were no additional questions.

MOTION:

Ms. Hilbert motioned to close the public hearing with Ms. Morano seconding the motion. Motion passed unanimously.

MOTION:

Mr. Wilkin made a motioned for a preliminary approval with the language of a driveway agreement with Ms. Morano seconding the motion. Motion passed unanimously.

MOTION:

Mr. Wilkin made a motion in regards to Palmateer Subdivision, to re-open the SEQRA given new information with Mr. Baum seconding the motion. Motion passed unanimously.

MOTION:

Mr. Wilkin made a motion in regards to Palmateer Subdivision to classify it as un-listed action with Mr. Baum seconding the motion. Motion passed unanimously.

MOTION:

Mr. Wilkin made a motion to a negative declaration for the Palmateer Subdivision with Ms. Morano seconding the motion. Motion passed unanimously.

PUBLIC HEARING

**Mr. & Mrs. Gary & Lora Palmateer, 145 Bedell Avenue, Town of Plattekill
SBL#95.3-2-17.100**

A public hearing was held for the application of Palmateer Subdivision located at 145 Bedell Avenue, Town of Plattekill. Chairperson Ms. Hilbert read the Public hearing notice and confirmed the certified mail receipts were reviewed and twenty two (22) were mailed, sixteen (16) were received and six (6) were not delivered. Ms. Hilbert opened the public meeting by asking the applicants representative, Ms. Sue Demskie from Brooks and Brooks Land Surveyors, P.C., to give a brief description of the project. Ms. Demski stated that the applicants are proposing to subdivide their lot, which currently contains two (2) single family residences. The front lot would contain approximately 2.00 acres of land with one of the single family residences. The current owners are proposing to live there. The lot in the back that contains another single family residence will be sold to their son. The second lot contains 2.85 acres.

Ms. Hilbert opened up the discussion for public comments. Mr. and Mrs. Gerard Dohrenwend, residing at 133 Bedell Avenue, Highland, inquired if they foresee a 3rd lot subdivision happening in the future. Mr. Gerard explained his concern was due to when the second house was built and the well was installed it had effected their well. The board explained that this unless the zoning changes in the future it is not possible. Ms. Hilbert asked if there were any further comments or questions regarding the application before she closed the public hearing. There were no additional questions.

MOTION:

Mr. Wilkin made a motion to close the public hearing with Mr. Baum seconding the motion. Motion passed unanimously.

MOTION:

Mr. Wilkin made a motion to wave the contour line requirement 93-31.B5 due to pre-existing and nothing new will be added with Mr. Baum seconding the motion. Motion passed unanimously.

MOTION:

Mr. Wilkin made a motion for preliminary approval with Mr. Baum seconding the motion. Motion passed unanimously.

OLD BUSINESS:

**Tony's Orchard, LLC co/Charles Hurd, 2185 Route 32 Town of Plattekill
SBL:94.3-1-11**

Ms. Sue Demski from Brooks and Brooks, Land Surveyors, PC was present to represent Tony's Orchard (also known as Hurds Family Farm). Ms. Demski stated that the applicant was proposing an as built site plan of existing seasonal outdoor recreation and amusement, requiring town site plan approval. The applicant currently has a site that is being used as apple orchards for wholesale market and pick your own, Christmas trees, truck crops such as corn, pumpkins and berries, corn maze and other related activities. The Planning Board discussed with the applicant what should be put on the site plan, for example (but not limited to): existing and future amusement areas, lighting, parking, hours of operation and seasons the business will be open. Outdoor amusement and recreational changes (not considered under agricultural and markets) examples: Bouncy Pad, Cow Train, Slide Mountain, shall be overseen by the Planning Board. Proposed to have a Public Hearing on the 10th of July 2018.

Ms. Demski submitted a new EAF – Planning Board made the following changes:

#9 Does the proposed action meet or exceed the state energy code requirements?

Changed to: "YES"

If the proposed action will exceed requirements, describe design features and technologies:

(Comment: No new construction is proposed)

#10 Will proposed action connect to an existing public/private water supply?

Changed to: "YES" (Comment: Existing drilled well used for handwashing station, but no potable water provided – per Planning Board - comment ok)

#13(b) Would the proposed action physically alter, or encroach into, any existing wetland or waterbody? "NO" (Comment: Removed by the Planning Board)

#17(b) Will storm water discharges be directed to established conveyance systems (runoff and storm drains)?

ADDED COMMENT: Minimal additional runoff from the proposed 700 square foot paved entrance shall be directed to existing storm drainage along Route 32 in accordance with NYS DOT requirements.

VOUCHERS

MOTION:

Motion made by Ms. Hilbert and seconded by Ms. Morano to approve the voucher (#96679), payable to Barton and Loguidice, in the amount of \$538.50. This voucher is for the Old Unionville Subdivision (King, Noble and Kartis). Motion passed unanimously. Mr. Sabarese was absent

MOTION:

Motion made by Ms. Hilbert and seconded by Mr. Baum to approve the voucher (#92739), payable to Barton and Loguidice, in the amount of \$298.00. This voucher is for the Avlexica application. Motion passed unanimously. Mr. Sabarese was absent.

MOTION:

Motion made by Ms. Hilbert and seconded by Ms. Morano to approve the voucher (#92846), payable to Barton and Loguidice in the amount of \$149.00. This voucher is for the Wheeler application. Motion passed unanimously. Mr. Sabarese was absent.

MOTION:

Motion made by Mr. Wilkin and seconded by Mr. Baum to send a letter to Old Unionville Subdivision (King, Noble and Kartis), to increase escrow by \$1,000.00. Motion passed unanimously. Mr. Sabarese was absent.

ADJOURNMENT

MOTION:

Ms. Beinkafner made a motion to adjourn the meeting with Ms. Morano seconding the motion. Motion passed unanimously. Meeting adjourned at 10:20 pm.

Respectfully submitted by,
Janice Stryker, Planning Board Clerk

