

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

Minutes of December 11, 2018

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

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

ABSENT:

CONSULTANTS: Skip Francis with Barton and Loguidice

**MINUTES**

December 11, 2018

MOTION:

Mr. Gorres made a motion to approve the minutes from the October 23, 2018 meeting with corrections, Ms. Morano second the motion.

**PUBLIC HEARING:** NONE

**NEW BUSINESS:**

**Lens, Carlos/Humberto Lens Trust Proposed Lot Line Alignment (RT 32)  
SBL# 107.2-4-1.1 & 1.2**

Mr. Lens was present to propose a lot line revision on Route 32. Lot #1 will consist of about 2 acres, with existing barn, the second lot will consist of about 20 + acres with an existing house. The Planning Board explained to Mr. Lens that he had completed the wrong application and has to re-submit a "subdivision" application form. The Planning Board requested that he re-submit a corrected application, completed SEQR form (including the SEQR map), up-dated maps with corrections. It was explained that once this has been submitted he will be put on the next agenda.

**Margaret Anne Grosman Estate Proposed 2 Lot Subdivision (Orchard Drive)  
SBL#101.3-1-7.212**

Mr. Conrad from Praetorius & Conrad, was present to represent the Grosman Estate. Mr. Conrad was proposing a 2 lot subdivision that will consist of lot one (1) being 31.75 acres not including an additional 9.058 acres (separated by Anderson Road) and Lot two (2) consisting of 26.348 acres. Mr. Francis, with Barton and Loguidice, questioned what the dotted line located on the map dated 1985 represented. Mr. Conrad stated that it represented Orchard Drive that ran between the properties. Mr. Francis recommended to Mr. Conrad that the land surveyor make notes on the new updated map clarifying the two lots with a "Z" hook (showing the 31.75 & 9.058 lots) being one parcel. The Planning Board asked about the Agricultural Statement form. Mr. Conrad stated that they are presently waiting for the attorney to complete it. The Planning Board explained that in order to proceed, new maps and the agricultural data statement needed to be submitted and then they would be placed on the next agenda.

**OLD BUSINESS:**

**Innovation Homes Proposed 7 Lot Subdivision (Quaker St. & Prospect Hill Rd)  
SBL# 107.1-3-35.11**

Mr. Steve Burns with Burns Engineering Services was the representative for the owner of Innovation Homes LLC. Mr. Burns stated that he went out and located one (1) more culvert that is relatively new, located on Quaker Street. He also has lowered the limits of disturbance that will affect the proposed lots. The Planning Board explained that a few corrections needed to be done on the following: application/SEQR, review Barton and Loguidice questions and comments and address them, look into if an Agricultural Data statement will need to be done. After this information has been resubmitted to the Planning Board, Innovation Homes will be placed on the next agenda.

**Robert R. Mandia, Inc. Proposed 5 Lot Realignment SBL# 95.3-3-  
1,2,4,5.1,5.2  
(Mandia Lane/Rt. 44/55, Bedell Ave.)**

Ms. Patty Brooks, with Brooks and Brooks, was present to represent Robert R. Mandia. Ms. Brooks stated that her client was looking to do a 5 Lot Realignment for existing residential homes with some commercial mixed use space. There is no proposal for a private road and Mandia Lane will be kept as a right away. A declaration of common right-of-way has been agreed upon by all of the estate members and will be filed with the subdivision map. Ms. Brooks stated that she went in front of the Zoning Board of Appeals and was granted the following area variances:

- Lot 1 – Conforms - Pre-existing
- Lot 2 – Does not meet frontage and side yard setbacks
- Lot 3 – Does not meet side yard setbacks.
- Tax Map Lot 1 – 2 family homes and an apartment – exceeds density requirements
- Tax Map Lot 2 – 2 separate homes – exceeds density requirements
- Tax Map Lot 4 – Complies with zoning
- Tax Map Lot 5 – Complies with zoning

The Planning Board mentioned that there is currently a violation on the property due to a storage unit which will have to be lifted before the maps will be able to be signed. A public hearing has been set for the next scheduled agenda of January 8, 2019.

**MOTION:**

Mr. Wilkin motioned to make it a negative declaration with Mr. Gorres seconding the motion. The motion was passed unanimously.

**DISSCUSSION:**

**RE-ORGANIZATIONAL MEETING:**

**Slate of Officers:**

Chair Person: Cindy Hilbert

Vice Chair Person: Richard Gorres

Secretary: Lorraine Morano

Voucher Committee: Nathaniel Baum  
Kathie Beinkafner

Planning Board Clerk: Janice Stryker

**MOTION:**

Motion made by Mr. Gorres and seconded by Mr. Baum for the Slate of Officers. Motion passed unanimously.

**Planning Board Engineer:**

**MOTION:**

Motion was made by Mr. Gorres and seconded by Mr. Baum to re-appoint Barton and Loguidice as Planning Board Engineer. Motion passed unanimously

**Planning Board Attorney:**

**MOTION:**

Motion was made by Mr. Gorres and seconded by Mr. Baum to re-appoint Whiteman Osterman & Hanna LLP attorney Mr. Jason Shaw. Motion passed unanimously.

**Representatives: Ulster County Planning Board**

**MOTION:**

Motion made by Mr. Gorres and seconded by Mr. Baum to recommend to re-appoint Mr. Wilkin as principle representative and Ms. Beinkafner as alternate to the Ulster County Planning Board. Motion passed unanimously. Mr. Wilken and Ms. Beinkafner abstained from vote.

**VOUCHERS**

**MOTION:**

Motion made by Mr. Gorres and seconded by Ms. Morano to send a letter to King, Noble & Kartis to replenish escrow in the amount of \$500.00. 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 \$70.00. This voucher is for the Hurds Family Farm Site Plan. 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 \$148.18. This voucher is for the Plattekill Planning Initial Review for Mandia subdivision. 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 \$204.68. This voucher is for the Initial Review for Minard Farms. 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 \$589.50. This voucher is for the Old Unionville Subdivision. Motion passed unanimously.

**ADJOURNMENT**

**MOTION:**

Mr. Gorres made a motion to adjourn the meeting with Mr. Sabarese seconding the motion. Motion passed unanimously. Meeting adjourned at 10:10 pm.

Respectfully submitted by,  
Janice Stryker, Planning Board Clerk