

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

Minutes of April 9, 2019

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
Lorraine Morano, Kathie Beinkafner,
Phillip Sabarese, Thomas Wilkin, Nathaniel Baum

ABSENT:

CONSULTANTS: NONE

MINUTES

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MOTION:

Mr. Gorres made a motion to approve the minutes from the March 12, 2019 meeting with corrections, Mr. Sabarese seconded the motion. Motioned passed unanimously. Mr. Wilkin and Mr, Baum obtained.

WORK SHOP MEETING:

DISCUSSION:

**Lens, Carlos/Humberto Lens Trust
SBL# 107.2-4-1.2, 4.1**

**36 Rainbow Drive, Wallkill
Lot Line Realignment**

Mr. Carlos Lens is proposing to do a lot line realignment. The Planning Board discussed the Lens Trust Entity and Mr. Carlos Lens property. The Planning board

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would like to see documentary that Mr. Lens has legal authority of the Humberto Lens Trust. The trust is one entity and the Mr. Lens is considered another entity. If legal authority cannot be obtained it will need to be changed before the county will look at it, Ms. Hilbert will send an e-mail to the County mapper to clarify what has to be done for this process. The Board will discuss this matter with Mr. Lens when he comes in front of the Planning Board in April.

Before a Public Hearing may happen, Mr. Lens has to send a map to the DOT to be sign off for the proposed driveway. The Planning Board stated that they require a letter from the DOT stating the exact location of driveway. The final map will needs to show the driveway location and a tax map.

**Del Viscio, James & Loretta
#78 Decker Road**

**SBL# 108.3-7-7
Proposed 3 Lot subdivision**

Mr. Del Visco is proposing a 3 lot subdivision with a single existing house. The Planning board discussed that the EAF application needs to be updated regarding the disturbed acreage. Approximately two of the acres of disturbance is on lot 3 which is coming off of a flag lot and will need a maintenance agreement.

It was brought to the attention of the Planning Board that Mr. Del Visco is challenging the code in regards to the driveway. He would like to speak to a Planning Board Member in regards to his disagreement with the Code Enforcement Officer. The Planning Board members decided that someone will sit down with the client and the Code Enforcement Officer. If they cannot come to an agreement Mr. Del Visco will be sent to the ZBA.

**Duch Farm Associates, LLC
371 Forest Road, Wallkill**

**SBL3 107.1-3-9
Light Industrial Warehouse**

Dutch Farms has put in an application to legitimate his business. The client buys a variety of materials etc: sinks, air conditioners, tee shirts, microwaves, stoves, wire, pipe etc. In return he will sell the products for a profit.

There is to be no outside storage around the building. Restrooms are not proposed to be in the building but they will look into having a port-a-potty located outside.

The Planning Board would like to have clarification from the building department determining if the applicant will need to install sprinklers. The building has meet the fire code for access to the public. Duch Farms will need to submit new maps and decide how many times will he be open a year before being put on the next agenda.

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Innovation Homes LLC
SBL# 107.1-3-35.11

Quaker Street & Prospect Hill Road
(7) Lot Subdivision Application

The Plattekill Planning Department will take lead agent and unlisted action. Barton and Logudice are reviewing the application and as soon as the comments are reviewed they will be put back on the agenda.

Cornerstone Family Health Care
24 Old Firehouse Road, Plattekill

SBL #107.8-8-6
Modification to Signs

Cornerstone Family Health Care would like to make a modification to the site plan in regards to the signs locations. The Code Enforcement Officer will meet with the DEC and then he will make a determination.

SVL Properties, LLC
Route 32

SBL #104.4-8-1

There has been no activity for over a year on this project. The Planning Board is requesting to send a letter stating that if we do not hear from the applicant within 60 days we will close the application.

VOUCHERS:

MOTION:

Motion made by Mr. Baum and seconded by Mr. Gorres to send a letter increase the escrow by \$2500.00 for Innovation Homes Subdivision. Motion passed unanimously.

MOTION:

Motion made by Mr. Gorres and seconded by Mr. Morano to pay Barton & Logudice, DPC in the amount of \$795.13 for Innovation Homes Subdivision. Motion passed unanimously. Mr. Wilkin - Nay

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ADJOURNMENT

MOTION:

Mr. Baum made a motion to adjourn the meeting with Mr. Sabarese seconding the motion. Motion passed unanimously. Meeting adjourned at 9:53 pm.

Respectfully submitted by,
Janice Stryker, Planning Board Clerk