

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

Minutes of March 12, 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

ABSENT: Nathaniel Baum

CONSULTANTS: NONE

MINUTES

March 12, 2019

MOTION:

Mr. Gorres made a motion to approve the minutes from the February 26, 2019 meeting with corrections, Mr. Sabarese seconded the motion. Motioned passed unanimously.

PUBLIC HEARING: None

NEW BUSINESS:

Conceptual Hearing for Commercial Recreation:

Anthony Dirago and Tina Bucci
153 Freetown Road, Walkill NY 12589

SBL: 101.2-1-4&7
Proposed Commercial Recreation

Ms. Brooks with Brooks and Brooks Land Surveyors, P.C was present to represent the owners Mr. Dirago and Ms. Bucci. The property is located in the BD-60

Zone and it is being presented under a Special-Use Permit for Outdoor Recreation and Amusement.

Ms. Brooks was proposing an application for a drag strip, car shows and related activities. The applicants own property on Freetown road and have recently purchased two adjoining lots to the North. Ms. Brooks stated the drag strip will consists of 660 ft. in length and 30 ft. for the width. The applicant would like to host car shows, have food trucks for concession, bleachers for the audience and a staging area. Mr. Dirago stated that they are not going to be serving any alcohol beverages at the site or have any glass bottles. Ms. Brooks stated the hours of operation would be Thursday through Sunday from 8am -10pm. Thursday evenings would be "reserved" for "test cars" runnings. Friday and Saturdays will be used for events and Mr. Dirago would like to keep Sunday open for a back-up date for any weather related issues that may occur. The track will be open approximately, April through November, weather permitting. The applicant will have emergency staff on call or at each event at all times. The applicant is proposing to have a large sand area at the end of the drag strip, and also will placemillings on the ingress roads. The applicant would like to eventually have gravel on all the parking areas, but that would be a future option. Ms. Brooks stated that there is significant areas available for any overflow parking as well. The "return" area would be between the "Jersey Barriers" and the track and the designated pit area would only be for the racers. They would also use portable lighting at the site and have a "Christmas Tree" starting drag racing system. Mr. Dirago stated that any race track under 1/8 of a mile does not have to be sanctioned.

All these events are going to be "closed" events, where only the people signed up for the event can attend. This helps put a cap on the amount of cars that show up. Mr. Dirago stated that they would not be having over 50 racing cars at any event. Ms. Brooks stated that they are not proposing any wells or septic for the site and no camping or overnight parking will be allowed. Ms. Beinkafner stated that she thought there should be a well on the site or possibly a fire pond to help with any emergency needs. Ms. Brooks also stated that they would need to delineate the wetlands on the property, since there is a large portion in the rear of the lot.

There was a general discussion about reconfiguring the parking areas to help with better ingress and egress and possibly moving the port-a-potties to another area on the site. Possibly near where they have the food services set up and also a few port-a-potties where the pit area is located for the racers.

This property borders the airport or airstrip owned by the Hudson Valley Flyers and also borders the New York State Thruway on the other side. The Board stated that the noise, traffic and lighting would be significant concerns for the project. The project would also have to go up the Ulster County Planning Board for review.

Ms. Brooks will make an appointment to see the code enforcement office to get a letter of determination. They would possibly also need to do a lot line revision to help with the placement of the track, and this would be contingent of the site plan application.

OLD BUSINESS: None

DISCUSSION:

The Planning Board discussed meeting protocol. Previously, the Board used to hold a “work-shop” meeting and a “business” each month. The “work-shop” meeting was always the first meeting of the month and the “business” meeting was always the second. If the Board went back to this arrangement, it would give the members time to review each application at the “work-shop” and make recommendations for any changes or corrections before we submitted it to our engineers. The Board members felt that this may help cut the costs that the professionals charge. Ms. Hilbert stated that she felt this may “drag-out” the approval process, but the members felt this wouldn’t be the case. It was decided that the Planning Board would go back to holding both a “work-shop” and a “business” meeting each month.

There was some general discussion about the fees that the Planning Board charges for the applications and the escrow accounts. Mr. Wilkin had the Ulster County Planning Department secretary send him a listing of what all the Towns in Ulster County charges for their application process. Our fees are listed in the Town Code under section A-116. It was suggested that everyone look over the listings and there would be further discussion about our fees in comparison to the others at a future meeting.

VOUCHERS:

MOTION:

Motion made by Mr. Gorres and seconded by Ms. Morano to pay Barton & Loguidice, DPC in the amount of \$597.50 for Moran Subdivision. Motion passed unanimously.

MOTION:

Motion made by Ms. Hilbert and seconded by Mr. Gorres to pay Barton & Loguidice, DPC in the amount of \$3704.13 for Innovation Homes Subdivision. Motion passed unanimously.

ADJOURNMENT

MOTION:

Ms. Beinkafner made a motion to adjourn the meeting with Mr., Sabarese seconding the motion. Motion passed unanimously. Meeting adjourned at 9:35 pm.

Respectfully submitted by,
Janice Stryker, Planning Board Clerk