

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

WORK SHOP MEETING

Minutes of March 10, 2020

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

EXCUSED ABSENT:

CONSULTANTS:

**MINUTES**

January 14, 2020 (Tabled until the end of the meeting)  
January 28, 2020 (Tabled until the end of the meeting)  
February 25, 2020 (Tabled until the end of the meeting)

**MOTION:**

Motion made by Ms. Hilbert to move the January 14, 2020, January 28, 2020 and  
February 25, 2020 minutes to the end of the meeting, Mr. Baum seconded the motion.  
Motioned passed unanimously.

**PUBLIC HEARING:**

None

**NEW BUSINESS:**

David & Marietta Ale  
25 Allhusen Road, New Paltz

SBL# 94.15-2-2.1  
2 Lot Subdivision

Mr. David Ale was present to represent himself. Mr. Ale explained to the Planning Board that he would like to take his 24.247 lot and separate it into two lots. The property currently has a single residential home with an additional detached building. Lot A would consist of 10.05 acres which has a current house on it. Lot B would be as a proposed 14.02 acre lot (with proposed future home).

Mr. Ale is proposing to deed enough property to the Town to create a hammerhead turnaround. The Town of Plattekill Highway Department sent a memo stating that the highway department would build the extension and hammerhead. Building a hammerhead turning lane will be a benefit to the Highway Department as well as emergency vehicles.”

As of right now there is no engineer involved but Mr. Ale said that he will hire one and the engineer will reach out to the Board of Health for septic approval. All of the wet lands will need to be flagged as well as a “tax map” added on the survey map. Mr. Ale will reach out to Central Hudson to confirm that they are ok with a hammerhead road that is within their right-of way.

This parcel was previously a gravel mine. It is currently not being mined. There is a approximate 200-250 foot drop throughout the property. The owner has proposed to do all the site work on the property.

The Board will need to check with our planning consultant to make sure the disturbance calculations were figured correctly. The question came up to see how much disturbance would be figured in for the application and would it include to portion of the Town Road (Margaret Lane)

If the disturbance is kept under one acre then the applicant will not have to provide a SWPPP.

The 100’ x 50’ section is Margaret Lane and this is where the proposed hammerhead will be located. This subdivision does not cross over into the Town of Gardiner and this should be mentioned when the Board completes part III of the SEQR.

**Freddy Destefano**  
**10 Orchard Drive Gardiner**

**SBL# 101.1-1-27**  
**Proposed: Single Wide Trailer**

Mr. Destefano is proposing to add a singlewide trailer onto his agricultural property. As per the Town of Plattekill Zoning Code section 110-23 the trailer will be no bigger than 14x70 and has to be 35’ away from other unit structures. A new well has been added in May 2019 (220’ depth well depth and 20 gallons a minute) for the one pre-existing unit.

A new map showing distances and to scale what he is proposing to do is also requested "survey".

Mr. Destefano was not present for the meeting and the Planning Board has requested that at our next April work shop meeting the applicant be present. Clarification needs to be done on what is being proposed.

**MOTION:**

Motion made by Ms. Hilbert to approve the minutes January 14, 2020 and seconded by Mr. Gorres. Motion passed, Mr. Wilkin, Nay.

**MOTION:**

Motion made by Mr. Gorres to approve minutes from January 28, 2020 with corrections and seconded by Mr. Sabarese. Motion passed unanimously.

**MOTION:**

Motion made by Mr. Baum to approve minutes from February 25, 2020 and seconded by Mr. Gorres. Motion passed unanimously.

**MOTION:**

Motion made by Mr. Baum made to close the meeting at 8:34 pm and seconded by Ms. Beinkafner. Motion passed unanimously.

Respectfully submitted by,  
Janice Stryker, Planning Board Clerk