

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

Minutes of May 26, 2020

THE MEETING OPENED WITH A SALUTE TO THE FLAG BY VICE
CHAIRPERSON: RICHARD GORRES AT 7:30 P.M.

ZOOM MEETING

ROLL CALL: Vice Chairperson: Richard Gorres,
Lorraine Morano, Nathaniel Baum, Thomas Wilkin

EXCUSED ABSENT: Cindy Hilbert, Phil Sabarese, Kathie Beinkafner

CONSULTANTS: Patrick Hines, MH&E, DPC

OLD BUSINESS:

James and Michelle Eckert
163 Rabbit Run Road, Clintondale

SBL# 102.1-1-29.11
Proposed 3 Lot Subdivision

Ms. Patti Brroks, Brooks and Brooks, PC was present to represent her client. Ms. Brooks explained that Mr. & Mrs. Eckert proposes a three-lot subdivision of 15.02 acres parcel, with an improved single-family dwelling. Property is located at 163 Rabbit Run Road with a zoning designation of RR-1.5. They are proposing to divide the lot into three (3) separated lots. Proposed lot 1 will be 3.00 acres which contains the existing house. Lot 2 & 3 will be vacant buildable lots. Lot # 2 & 3 will have to have Board of Health Approval.

Mr. Hines from MH&E, DPC went through his comments with Ms. Brooks and the Planning Board members.

TOWN OF PLATTEKILL
PLANNING BOARD
TECHNICAL REVIEW COMMENTS
PROJECT: ECKERT 3 LOT

PROJECT NO.: 2020-01
PROJECT LOCATION: SECTION 102.1, BLOCK 1, LOT 29.11
REVIEW DATE: 22 MAY 2020
MEETING DATE: 26 MAY 2020
PROJECT REPRESENTATIVE: BROOKS & BROOKS

1. The ZBA issued a variance for lot width on lot #1 at the January meeting.
2. Health Department approval for lot #2 has been submitted. Status of approval for lot #3 should be addressed.
3. Common driveway access and maintenance agreements must be provided as all lots are sharing the road access point on lot 1, and lot #1 and #3 have a common driveway proposed.
4. Highway Superintendent approval of the access drive should be received.
5. The previous comments dated 14 January 2020 have been addressed.
6. A public hearing is required to be scheduled.

Respectfully submitted,
McGoey, Hauser and Edsall
Consulting Engineers, D.P.C.

Ms. Brooks stated that all three (3) lots will come off of the same curb cut. She requested a public hearing to be set for June 23rd. The Planning Board determined that the Public Hearing will be left open for an additional ten days for public comment.

Matthew Fowler
Route 32 Adjacent to Modena Post Office

SBL# 94.3-1-4.211
Proposed (2) lot subdivision

Mr. Patti Brooks, Brooks and Brooks, PC was present to represent Matthew Fowler. Mr. Fowler proposes to subdivide a vacant 3.55 acre parcel of land from his Grandfather's 26 acre parcel of land located on the westerly side of Route 32. The parcel is currently improved with an existing single family dwelling located along the Plattekill Creek. A shared driveway services the existing dwelling, as well as a second dwelling on an adjoining parcel of land.

Mr. Hines, from MH&E, DPC, went through his comments with Ms. Brooks and the Planning Board members.

TOWN OF PLATTEKILL
PLANNING BOARD
TECHNICAL REVIEW COMMENTS
PROJECT: FOWLER 2 LOT SUBDIVISION
PROJECT NO.: 2020-06
PROJECT LOCATION: SECTION 94.3, BLOCK 1, LOT 4.211
REVIEW DATE: 22 MAY 2020
MEETING DATE: 26 MAY 2020
PROJECT REPRESENTATIVE: BROOKS & BROOKS

1. NYSDOT approval for the driveway access is required.
2. Ulster County Health Department approval for septic system is required.
3. Project is an unlisted action for SEQRA. Notice of Intent for Lead Agency should be circulated to NYSDOT and County Health Department.
4. A public hearing will be required.

Respectfully submitted,
McGoey, Hauser and Edsall
Consulting Engineers, D.P.C.

Ms. Brooks understood what Mr. Hines was requesting and will address it with her client.

Mr. Wilkin stated that the site distance was not great and did not feel comfortable seeing all of the curb cuts.

MOTION:

Motion made by Mr. Wilkin to take lead agent and was seconded by Mr. Goress.
Motion passed unanimously.

MOTION:

Motion made by Mr. Wilkin to declare unlisted action and was seconded by Mr. Gorres.
Motion passed unanimously.

MOTION:

Motion made by Mr. Wilkin for a Negative Deceleration for the Fowler residence. Mr. Gorres seconded the motion. Motion passed unanimously.

MOTION:

Motion made by Ms. Morano to adjourn the meeting at 8:10 pm. Mr. Baum seconded the motion. Motion passed unanimously.