

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

Minutes of July 14, 2020

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

ROLL CALL: Vice Chairperson: Richard Gorres, Lorraine Morano,
Thomas Wilkin, Kathie Beinkafner, Phil Sabarese

EXCUSED ABSENT: Chairperson: Cindy Hilbert, Nathaniel Baum

CONSULTANTS: NONE

PUBLIC HEARING:

Mr. James Eckert & Michelle Eckert
163 Rabbit Run Road

SBL#102.1-1-29.11
Proposed 3 Lot Subdivision

Mr. Gorres read the Public Hearing Notice:

“Notice is hereby given that a public hearing will be held by the Planning Board, Town of
Plattekill, County of Ulster on: Tuesday, July 14, 2020 at 7:30 p.m., or as soon
thereafter as may be heard, at the Town Hall 1915 Route 44/55, Modena, N.Y. 12548

At this time the Planning Board will be conducting a public hearing on the application of:
Lands of James & Michelle Eckert for a three-lot subdivision.
The property is located at 163 Rabbit Run Road, Tax map Section 102.1- Block 1, Lot
29.11.

All interested parties will be given an opportunity to be heard in respect to this
application. For further information, please direct all inquiries to the Planning Board
Clerk at 845-883-7331 extension 18.

By order of the Planning Board Chairperson
Cindy Hilbert”

Mr. Gorres stated that 18 certified mailers were mailed out and 10 were delivered and 8 were undelivered.

There was no inquiries from the audience.

MOTION:

Motion made by Ms. Morano and seconded by Mr. Sabarese to close the public hearing. The motion passed unanimously.

Ms. Patti Brooks, with Brooks & Brooks, PC Surveying, gave a description of the proposed subdivision. The applicant is proposing a three-lot subdivision of 15.02 acres parcel, with an improved single – family dwelling. The property is located at 163 Rabbit Run Road with a zoning designation of RR-1.5. The applicant is proposing to divide the parcel into three separation lots.

The application has been made to the Ulster County Board of Health for an individual permit to construct a septic system for lots 2 &3. They have met with the Highway Superintendent and determined the driveway, as mapped, is in the best location to access the new parcels.

MOTION:

Motion made by Mr. Wilkin and seconded by Mr. Gorres for preliminary approval. The motion passed unanimously.

MOTION:

Motion made by Mr. Gorres and seconded by Mr. Wilkin waive the final public hearing. Motion passed unanimously,

MOTION:

Motion made by Mr. Wilkin and seconded by Ms. Morano to grant contingent final approval pending the submission and payments of the Fees, Maps, and Mylar's and any outstanding final payments. Motion passed unanimously.

PUBLIC HEARING:

Fred A. Fowler
Route 32

SBL # 94.3-1-4.211
Proposed 2 Lot Subdivision

Mr. Gorres read the Public Hearing Notice:

"Notice is hereby given that a public hearing will be held by the Planning Board, Town of Plattekill, County of Ulster on: Tuesday July 14, 2020 at 7:30 p.m., or as soon thereafter as may be heard, at the Town Hall 1915 Route 44/55, Modena, N.Y. 12548

At this time the Planning Board will be conducting a public hearing on the application of: Lands of Fred A. Fowler for a two-lot subdivision.

The property is located on Route 32, Tax map Section 94.3 Block 1, Lot 4.211

All interested parties will be given an opportunity to be heard in respect to this application. For further information, please direct all inquiries to the Planning Board Clerk at 845-883-7331 extension 18.

Mr. Gorres stated that 26 certified mailers were mailed and 16 were delivered and returned.

Ms. Patti Brooks, from Brooks & Brooks P.C. Surveying, gave a brief description of the application. The applicant, Matthew Fowler proposed to subdivide a vacant 3.55 acre parcel of land from his Grandfather's 26 acre parcel located on the westerly side of Route 32 that is southerly of Allhusen Road in the Town of Plattekill. The parcel is currently improved with an existing single family dwelling located along the Plattekill Creek. There is a shared driveway on the southerly side of the parcel that services the existing dwelling, as well as a second dwelling on the adjoining parcel of land. A permit will be required from the New York State Department of Transportation to upgrade and existing grass lane to serve as an access driveway to the proposed new lot.

Public Comments:

Dylan Harris (Lewis Green P.C. Law Firm): Speaking on behalf of Mr. Ciardiello. Mr. Harris stated that the adjoining land owner had an easement in 1978 on the property. His client Mr. Ciardiello would like to make sure that there is a stipulation that Lot #2 will not have any access to the easement and just wanted to confirm.

Patti Brooks: Confirmed that she had spoken Mr. Ciardiello and there was no intention for lot #2 to use the road way and she will have a note on the map #11 that states that lot#2 will not have any access over the lands Ciardiello.

Mr. Ciardiello: Stated that he was still concerned that if they would like to put more houses in that they will not be able to use the easement (that was granted in the 70's) with the trucks.

Ms. Brooks: Stated that there is a note on the map #11 that the easement will not be allowed use for Lot #2 on the map (Ciardiello's property).

Mr. Bob Egan: Has a house on the other side of the road and still was concerned with the easement.

Patti Brooks: Reinstated that there was no intention to reinstate the easement for Ciardello's property. She will make sure that the final map has that Mr. Ciardello has relinquished any rights to go onto his property,

MOTION:

Ms. Beinkafner made a motion and seconded by Mr. Sabarese to close the Public Hearing. Motion was passed unanimously.

Ms. Patti Brooks reviewed McGoey, Hauser and Edsall Consulting Engineers D.P.C technical review comments:

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:	13 July 2020
Meeting Date:	14 July 2020
Project Representative:	Brooks & Brooks

- 1) NYSDOT approval for the driveway access has been received.
- 2) Ulster County Health Department approval of the septic system has been receive. An approved plan by Willingham Engineering, Sheet SA-1 has been submitted.
- 3) This office would recommend a negative declaration for the unlisted action.

- 4) The applicant's surveyor has presented a deed regarding the access to an adjoining lot which is a private matter between the parties.

Respectfully submitted,

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

Patrick J. Hines
Principal
PJH/dms

MOTION:

Motion made by Mr. Wilkin and second by Ms. Beinkafner for the Planning Board to take Lead Agent. The motion passed unanimously.

MOTION:

Mr. Gorres made a motion and was second by Ms. Morano to wave final public hearing. Motion passed with Four (4) Yay and Mr. Wilken was a Nay.

MOTION:

Motion made by Mr. Sabarese and seconded by Ms. Morano to grant contingent final approval pending the submission and payments of the Maps, Mylar's and any outstanding final payments. Motion passed Four (4) Yay and Mr. Wilken Nay.

NEW BUSINESS:

Caroline Prendys
433 Crescent Ave

SBL#95.1-2-5.1 & 5.2
Proposed Lot Line

Ms. Patti Brooks from Brooks & Brooks Land Surveyors was present to represent Ms. Caroline Prendys. The client is proposing a lot line revision between two parcels of land that owns located at the intersection of the southerly side of Crescent Avenue with the easterly side of Pollazzo Lane.

The purpose of this lot line revision is to increase the size of the 2.18 acre parcel to 4.77 acres which will render the lot conforming in lot width and provide more of a flexibility in the placement of a dwelling, well and septic system.

Ms. Brooks continued to read the Notice of Determination from Code Enforcement Officer Scott Mandowske.

“PLEASE TAKE NOTICE that upon review, the following determination (s) were made: The purpose of the lot line revision is to increase the size of the 2.18 parcel to 4.77 and to make the lot more conforming for frontage, with and better placement of dwelling, well and septic. The remaining parcel (7.5 Acres) meets the requirement of 1.5 acre per dwelling. (5x 1.5 =7.5).

This lot line realignment makes both lots conform to town requirements.”

Ms. Brooks than proceeded to read the technical review comments from Patrick Hines with McGoey, Hauser and Edsall Consulting Engineers D.P.C.

TOWN OF PLATTEKILL
PLANNING BOARD
TECHNICAL REVIEW COMMENTS

PROJECT: PRENDYS LOT LINE CHANGE
PROJECT NO.: 20.7
PROJECT LOCATION: SECTION 95.1, BLOCK 2, LOT 5.1 & 5.2
REVIEW DATE: 14 JULY 2020
MEETING DATE: 14 JULY 2020
PROJECT REPRESENTATIVE: BROOKS & BROOKS

1. The accessory structure identified as stables to be relocated prior to signing of the lot line change maps as they are impacted by the new proposed lot line.
2. The access identified as “gravel drive” and “horse trail” are now cut off by the lot line change, adding land to Tax Lot 5.2. The narrow strip of land requires crossing of the NYSDEC regulated wetland and/or regulated adjacent area to access the rear of Tax Lot 5.1. Will access to the horse trail/gravel drive be provided for long-term access to the rear parcel?
3. NYSDEC freshwater wetland boundary validation should be signed by appropriate NYSDEC official.

4. The Tax Lot 5.1 contains (5) dwelling unit. In accordance with Section 110-12 Lot Development Standards (A) Minimum Development Standards "The development standards contain herein our minimums and shall apply to each dwelling unit unless otherwise specifically provided." The new lot size of 7.5 acres provides the minimum 1.5 acres per dwelling unit.

Respectfully submitted,

McGoey, Hauer and Edsall
Consulting Engineers, D.P.C.

Patrick J. Hines
Principal
PJH/dms

Ms. Brooks stated that her client Ms. Prendys is going to have two (2) horses also on the property.

The Planning Board declared that they will have a public hearing the 11th of August 2020.

MOTION:

Motion made by Mr. Wilkin and second by Mr. Gorres for the Planning Board to take Lead Agent. The motion passed unanimously.

MOTION:

Motion made by Mr. Wilkin and seconded by Mr. Gorres for Unlisted Action. The motion passed unanimously.

MOTION:

Motion made by Mr. Wilkin and seconded by Mr. Gorres for Negative Declaration for Prendys Proposed Lot Line.

MOTION:

Motion made by Mr. Gorres to close the meeting at 8:40 pm and seconded by Ms. Morano. Motion passed unanimously.

