

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

Minutes of: May 11, 2021

ROLL CALL: Chairperson, Cindy Hilbert, Kathie Beinkafner,  
Lorraine Morano, Richard Gorres, Phil Sabarese  
Nathaniel Baum, Ernie VanDeMark

**APPROVAL OF MINUTES**

April 13, 2021

April 27, 2021

***PUBLIC HEARING***

Edward & Jean Calabrese

101.2-2-11

Rabbit Run Rd

Ms. Brooks was present to represent the applicant. Mr. Gorres read the public hearing notice. Ms. Brooks submitted the public hearing mailings which were placed in the file. Ms. Brooks presented the project to the Planning Board members and audience, indicating that the applicant was proposing a two-lot subdivision of a 28 acre parcel which was situated on the westerly side of Rabbit Run. The lot would be 1.50 acre piece which would be improved with a single family dwelling unit. Ms. Brooks indicated that the remaining lands (26.5) acres contained a three-family dwelling and a garage with an accessory apartment. Ms. Hilbert asked if anyone in the audience had any questions or comments. Ms. Linda Yellin stated that she has been a resident of Plattekill for thirty years and her concern was construction of a dwelling which would be another rental. She indicated that there were rentals all around the area, although she wouldn't have a problem with a residential home being construction on the property. Ms. Brooks indicated the proposed dwelling would be a residential home. There was a determination to close the public hearing.

**MOTION:** Mr. Gorres made a motion to close the public hearing with Mr. Sabarese seconding the motion. All ayes on the vote.

Ms. Brooks stated that she received an email from the Highway Superintendent, Robert Wager (see file) dated May 11, 2021 regarding the location of the driveway. Ms. Brooks also submitted a memorandum which responded to the Planning Board Engineer, Patrick Hines, comments dated April 26, 2021. Ms. Hilbert went over the Short Form SEQRA and had Ms. Brooks answer #10 “Will the proposed action connect to an existing public/private water supply?” The response was that there would be a new well on the proposed lot and a pre-existing well on the existing lot.

**MOTION:** Mr. Gorres made a motion to declare a negative declaration with Mr. Sabarese seconding the motion. All ayes on the vote.

**MOTION:** Mr. Gorres made a motion to grant preliminary approval with Mr. Sabarese seconding the motion. All ayes on the vote.

**MOTION:** Mr. Gorres made a motion to waive final public hearing with Mr. Baum seconding the motion. All ayes on the vote.

**MOTION:** Mr. Gorres made a motion to grant contingent final approval with the following contingencies;

1. All fees paid
2. Submission of final maps and mylars

Ms. Morano seconded the motion. All ayes on the vote.

Allen & Kristen Woodruff

101.1-7-21

10 Mercury Dr.

Ms. Brooks was present to represent the applicant. Mr. Gorres read the public hearing notice. Ms. Brooks presented the proposal to the Board members and the audience. Ms. Brooks indicated the proposal was for a two-lot subdivision on a vacant 4.7 acre parcel in which single family dwellings would be constructed. Ms. Hilbert asked if anyone in the audience had any comments or questions. There was a determination to close the public hearing.

**MOTION:** Mr. Gorres made a motion to close the public hearing with Mr. Sabarese seconding the motion. All ayes on the vote.

**MOTION:** Mr. Gorres made a motion to declare a negative declaration with Mr. Sabarese seconding the motion. All ayes on the vote.

**MOTION:** Mr. Gorres made a motion to grant preliminary approval with Ms. Morano seconding the motion. Mr. Baum was absent for the vote. All others present voted aye.

**MOTION:** Mr. Gorres made a motion to waive final public hearing with Mr. Sabarese seconding the motion. Mr. Baum was absent for the vote. All others present voted aye.

Mr. Gorres made a motion to grant final approval with the following contingencies;

1. All fees paid
2. Maps and mylars submitted

*The applicant received contingent final approval.*

## ***DISCUSSION***

Review of Local Law (referral to the Planning Board for comments)

The Board members looked over the documents including the Notice of Intent of Lead Agency, Full EAF (Part I) and the new sections to the Zoning Ordinance submitted to the Planning Board by MHE Consulting Engineers, D.P.C. as part of the circulation for Lead Agency by the Town Board. There was a determination that the Planning Board members would review the documents and make comments at the May 25<sup>th</sup>. Meeting.

## **MINUTES**

April 13, 2021

**MOTION:** Mr. Gorres made a motion to approve the minutes of April 13, 2021 seconded by Ms. Morano. Mr. Baum was absent for the vote. All others present voted aye.

**MOTION:** Mr. Gorres made a motion to approve the minutes of April 27, 2021 with the correction that Mr. VanDeMark was present for the meeting. Mr. VanDeMark seconded the motion. Mr. Baum was absent for the vote. All others present voted aye.

### VOUCHERS

**MHE Consulting Engineers D.P.C.    Amount            Applicant**  
    \$209.80            Huckleberry Bluestone

**MOTION:** Mr. Gorres made a motion to approve the voucher with Mr. Baum seconding the motion. All ayes on the vote.

**MHE Consulting Engineers D.P.C.    Amount            Applicant**  
    \$77.00             Earl

**MOTION:** Mr. Gorres made a motion to approve the voucher with Mr. Baum seconding the motion. All ayes on the vote.

**MHE Consulting Engineers D.P.C.    Amount            Applicant**  
    \$225.20            Hansen Family Irrevocable Trust

**MOTION:** Mr. Gorres made a motion to approve the voucher with Mr. Baum seconding the motion. All ayes on the vote

**MHE Consulting Engineers D.P.C.    Amount            Applicant**  
    \$379.20            Pongside Estates

**MOTION:** Mr. Gorres made a motion to approve the voucher with Mr. Sabarese seconding the motion. All ayes on the vote.

**MHE Consulting Engineers D.P.C.    Amount            Applicant**  
    \$286.80            Lopez/Dembroski

**MOTION:** Mr. Gorres made a motion to approve the voucher with Mr. Sabarese seconding the motion. All ayes on the vote.

**MHE Consulting Engineers D.P.C.    Amount            Applicant**  
    \$286.40            Solar Farm

**MOTION:** Mr. Gorres made a motion to approve the voucher with Mr. Sabarese seconding the motion. All ayes on the vote.

**MHE Consulting Engineers D.P.C.    Amount            Applicant**  
    \$246.00            Nursing Home

**MOTION:** Mr. Gorres made a motion to approve the voucher with Mr. Sabarese seconding the motion. All ayes on the vote.

The following vouchers did not have adequate escrow;  
Cypress Creek and Emily Estates.

Cypress Creek

**MOTION:** Mr. Gorres made a motion to increase the escrow of Cypress Creek in the amount of \$100.00 to cover two outstanding vouchers. Mr. Baum seconded the motion. All ayes on the vote.

Emily Estates

**MOTION:** Mr. Gorres made a motion to increase the escrow of Emily Estates by \$500.00 to cover outstanding vouchers. Mr. Sabarese seconded the motion. All ayes on the vote.

Dirago Drag Strip

A letter from a concerned resident was passed out to the Planning Board members for their review. A copy of the letter was placed in the file.

#### PLANNING BOARD ATTORNEY

The Planning Board members discussed the hiring of Dominic Cordisco Esq. as Planning Board Attorney for the remainder of the year.

**MOTION:** Mr. Gorres made a motion that the Planning Board hire Dominic Cordisco Esq. as Planning Board Attorney for the remainder of the year with Mr. Baum seconding the motion. All ayes on the vote.

Ms. Hilbert indicated that she would send a letter to Supervisor Croce and Planning Board Engineer, Patrick Hines to let them know of the Planning Board's decision to hire Dominic Cordisco Esq. as Planning Board Attorney.

#### ADJOURNMENT

**MOTION:** Mr. Gorres made a motion to adjourn with Mr. Sabarese seconding the motion. All ayes on the vote.

The meeting adjourned at 8:35 p.m.