

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

Minutes of: August 9, 2022

ROLL CALL: Chairperson, Cindy Hilbert, Nathaniel Baum, Ernie VanDeMark,
Darlene Ruscelli, George Hickey, Richard Gorres,
Lorraine Morano

Planning Consultant: Patrick Hines, McGoey, Hauser and Edsall, DPC

MINUTES:

Ms. Hilbert moved the minutes to the end of the meeting.

PUBLIC HEARING:

James & Loretta DelViscio
78 Decker Road, Plattekill

Proposed: 2 Lot Subdivision
SBL#108.3-7-7.1

Ms. Hilbert opened the public hearing by reading the public hearing notice. The certified receipt cards were reviewed by Mr. Baum.

Mr. DelViscio gave a description of the project that he was proposing. A 3-lot subdivision was originally in front of the board in 2019, and was approved. It was pulled back and changed into a 2-lot subdivision. Since then, the second lot has been sold and he is now trying to subdivide the remaining lot into two separate lots.

Ms. Hilbert opened the hearing to the public.
There was no questions or comments from the audience.

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

Mr. Hines reviewed his comments from (January 11, 2022) and what still needed to be submitted to the planning board and be put on the plans. Mr. Hines stated

that he was still waiting for a grading plan and that the NYS DEC wetlands needed to be delineated on the map also.

Mr. Hines discussed Town Code section 110-12(e), *Flag Lots*.

Ms. Hilbert stated that a letter (dated 12/7/2021) was received from the Highway Department and it stated that Mr. Wager was ok where the second driveway was located.

Mr. Hines stated that the outstanding issues were:

1. Approval from the Ulster County Health Department for the septic
2. Grading for driveway – less than 10%
3. Proposed driveway to new house with grading (shown on map)
4. Letter from DEC signing off on the wet lands delineations
5. This application needs to be sent to the UCPB

Michael Acevedo
1157 Route 32, Plattekill

Proposed: Light Business Storage Units
SBL# 107.2-4-1.21

Mr. Acevedo mailed out 11 mailers and 4 were returned.

Ms. Hilbert read the public hearing notice and then opened the public hearing.

Mr. Acevedo gave a brief description of the proposed project. The existing barn on the property is going to be turned into storage units as part of phase one.

Phase two is going to contain two (2) new buildings with storage units with an approximate size of 14'x20'. There will be parking for the units on the side and in the rear of the buildings.

Mr. Sam Penelton (L&L Adventures), 1151 Route 32, questioned where is the parking going to be located, on which side of the building?

Mr. Acevedo: The parking will be located on the North side and the rear.

Mr. Penelton stated that he was unhappy with the old trailer being located on the side of the property near where the "Grill Father" (restaurant) was located. He would like to see some kind of barrier across from the property line. He would like to have Mr. Acevedo put up a 6' high chain-link fence with slats through it so you can't see the storage facility.

M. Acevedo: said that the old trailer was used to hold a backhoe. If it is an issue he will move it so no one can see it. He would also put up some fencing along the North and South side of the property to block the view.

Ms. Beinkafner, 1004 Route 44-55: Will you have lighting at the site?

Mr. Acevedo: Yes, I will have solar lighting that is motioned censored. It will be located around the parking, barn and the buildings.

Ms. Morano: Will you pave the driveway?

Mr. Acevedo: Yes, all around the existing building and around the two (2) new buildings when they are installed. And there will also be security cameras installed at the property.

Mr. Acevedo: I will have a six (6) foot fence put up around the property.

Ms. Beinkafner: asked what the sizes of the units were.

Mr. Acevedo stated that they were going to be 14"x20" but there would also be other various sizes.

Mrs. Biddiscombe, 310 Huckleberry Tpk, asked how many stories would the buildings be?

Mr. Acevedo stated that they would only be one story and the barn would only be one story. There would be a gate with hinges at the front and there would be a chain link fence along the North and South side of the property.

Ms. Beinkafner stated that she thought that the whole project should be fenced in.

Mr. Acevedo stated he didn't think it needed to be because in the back and rear of the property it backs up to all woods and bushes.

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

Ms. Hilbert commented that this will need to be sent to the State DOT, since it is located on a state road.

Mr. Hines: There is some clean up on items that are mentioned in my comments and on the map. The sidewalks will also need to be discussed. This project is located in the BD-60 Zoning District and they require sidewalks to be installed along State Route 32.

Mr. Hines also stated that the site plan would need to have both Phase I and Phase II be delineated on the maps. There is a proposed dumpster located on the site and that needs to have an enclosure around it, and the details of the enclosure written on the plans.

Ms. Hilbert: Stated that when you get the comments addressed, everything added to the map, speak with Lou regarding the sidewalks per the section of the code. This application will then be ready to go back on the agenda.

David Campbell & Mallory Cash
501 Hucklberry Tpke

Proposed: Campground
SBL# 108.3-4-1.1

Mr. Hines discussed the grading and the parking spaces need to be worked on and fixed.

Mr. Campbell understood and stated that they may be putting in stairs for the elevation.

Mr. Hines: Reviewed all of his comments and discussed what needed to be done.

There would need to be a Full EAF done for the project because it shows around 30 acres of disturbance. This needs to be updated and section E of the EAF needed to be changed. The 30 acres includes all the buffer area with it.

The grading plan is difficult to understand and they need to look at several areas which will be of concern because of the depicted elevations of the property. It has to be shown how people are going to get to the campsites. For example for lot #23 it shows an 8' elevation, this would need to be graded a certain way to make it accessible. There are numerous sites that need an updates on the grading.

There is some confusion on the sites because we are unsure how and what they are going to be put on, is it piers or foundations. Mr. Campbell stated that all the units would be put on piers.

Site #10 shows an elevation of 14' difference. This needs to be addressed in the revised grading plans. The functional parking spots are going to be the most challenging to correct.

In the narrative that was submitted, the Town Code on sheet #8 needs to be corrected.

The SWPPP needs to be completed by an engineer and submitted as part of the corrected application. It should contain the sanitary sewer approvals from the DEC and the UCHD. Since they are proposing to have a community water system, which will also need approval from the UCHD.

Mr. Campbell stated that there was a report on the water and septic dated 6/15/2022. He will get a copy of it to Pat's office.

The access drive off of Huckleberry Tpke shows a 12% grade. If that's the case, it will probably need to be paved. An access road with a 12% grade cannot use crushed stone because it will wash away with a storm.

The road detail needs to be examined closely to make sure there isn't a problem with the grading.

Mr. Campbell will need to meet with the Highway Superintendent to review the access point off of Huckleberry Turnpike and get a letter from him once he ok's it. Mr. Campbell stated he has already meet with him and they are just waiting on the letter.

Mr. Campbell stated the septic field will be 6,600 sq ft., well house 800 sq ft. and regarding the parking spaces, 30 spaces 10,800 sq ft. This will take up about three acres with a buffer.

Mr. Campbell stated that he will be living permanently on the property. There was never any intention to have any RV parking on the property, only car parking.

Mr. Campbell would like to work out all of the technical reviews over the phone with Mr. Hines and then come back in front of the board with a more completed version. They should have their engineer calculate the impervious surface calculations and include them on the maps. This project is already designed to have a very minimal impact on the area.

Mr. Campbell will make the corrections on the EAF and Mr. Hines will circulate to the appropriate agencies. This application will also need to be sent to the B+YS Parks and Recreation Department (SHIPO). It will also require a 239-m review from the UC Planning Department.

There was a brief discussion around the surrounding parcels and area and Mr. Campbell pointed out that there weren't any houses within a close area to the project. (They looked at the parcel viewer maps).

Ms. Hilbert confirmed with Mr. Campbell that he received a copy of the letter we received from the Fire Chief (Kopaskie) of Plattekill. There were several concerns that Mr. Kopaskie had with the project.

Mr. Campbell stated that they do have a permanent water supply and there will be not problem with a fire hydrant.

Mr. Campbell stated that he will send the revised EAF to Janice, the clerk.

Louis Braun
200 Camp Sunset Road

Proposed: Commercial Paint Ball
SBL# 101.2-2-12.91

Mr. Braun stated that the over night camping will only be held on the event nights which there are two (2) major tournaments a year. A parking lot labeled "D" is considered an overflow lot. At the last tournament he hosted in July there were

about two hundred (200) people in attendance. A parking lot labeled “B” is also considered as a potential campsite.

Due to the heavy rain that we have been having he has brought in new gravel (with no grading) that is why the existing driveways to the parking lots look new.

Mr. Wager, Highway Superintendent, is concerned that it looks like there is seven (7) driveways and the building inspector, Mr. Mandoske says there is supposed to be only one (1).

Mr. Braun explained that parking lot “A” entails a parking lot and parking “D” overflow lot are the original two access driveways according to the map.

Mr. Braun stated that he has three (3) permanent Porta Johns. They are cleaned the following day (Sunday) after his five to six events a year.

Mr. Braun stated that one (1) of the road ways is a walking entrance and all three (3) will be put on the map. The access on Plattekill Ardonia Road is an access point to his wooded area.

The Planning Board stated that the other four (4) access driveways are to be closed off to the access the town road.

Mr. Braun will address the comments from Mr. Hines’ April 12th, 2022 document.

*During the beginning of the review of Mr. Louis Braun’s application, Chairperson Hilbert politely asked for the finished applicants to take there discussions out to the hallway so the board could hear the applicant.

Mr. Hines stated that there was a new cell tower going in on Pressler Road, Town of Newburgh. Since he is the Newburgh Planning Board representative, he presented the Plattekill Planning Board with a copy of the proposed applicant. The road access will come through the Town of Plattekill, but the tower will be located in the Town of Newburgh. Mr. Hines will prepare a letter for us to request that we be listed as an interested party for the application.

VOUCHERS:

MHE Consulting Engineers D.P.C.	Amount	Applicant:
	\$ 96.00	Trainer Subdivision

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

MHE Consulting Engineers D.P.C.	Amount	Applicant:
	\$ 217.70	Trainor Subdivision

MOTION: Ms. Morano made a motion to approve the voucher with Mr. Baum seconding the motion. All ayes on the motion.

MHE Consulting Engineers D.P.C.	Amount	Applicant:
	\$ 53.80	Obstacle Wonderland

MOTION: Mr. VanDeMark made a motion to approve the voucher with Ms. Hilbert seconding the motion. All ayes on the motion.

MHE Consulting Engineers D.P.C.	Amount	Applicant:
	\$297.80	Newburgh Fuel Distributor Inc.

MOTION: Ms. Morano made a motion to approve the voucher with Mr. Hickey seconding the motion. All ayes on the motion.

MHE Consulting Engineers D.P.C.	Amount	Applicant:
	\$302.70	Dish Wireless 1706 Rt. 44-55

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

MHE Consulting Engineers D.P.C.	Amount	Applicant:
	\$238.50	Cyprus Creek (Broadhead)

MOTION: Ms. Morano made a motion to approve the voucher with Mr. Hickey seconding the motion. All ayes on the motion.

MHE Consulting Engineers D.P.C.	Amount	Applicant:
	\$542.40	Campbell & Cash (501 Huckleberry)

MOTION: Ms. Morano made a motion to approve the voucher with Mr. Gorres seconding the motion. All ayes on the motion.

MHE Consulting Engineers D.P.C.	Amount	Applicant:
	\$467.20	Dish Wireless (34 Cliff Avenue)

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

MHE Consulting Engineers D.P.C.	Amount	Applicant:
	\$181.00	Centerline – AT&T (34 Cliff Avenue)

MOTION: Ms. Morano made a motion to approve the voucher with Mr. Gorres seconding the motion. All ayes on the motion.

MHE Consulting Engineers D.P.C.	Amount	Applicant:
	\$138.20	Michael Acevedo

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

MOTION: Mr. Hickey made a motion to request \$500.00 towards escrow for Mr. RG Earl with Mr. Hickey seconding the motion. Mr. Baum recused himself from the vote. All voting members voted ayes on the motion,

MOTION: Mr. Gorres made a motion to request \$1000.00 towards escrow for Emily Estates III with Mr. Hickey seconding the motion. All ayes on the motion.

MOTION: Mr. Baum made a motion to approve minutes from July 12, 2022 with corrections Mr. Hickey seconding the minutes. All ayes on the motion.

The minutes from the 6/14/2022, 6/28/2022 and 7/26/2022 will be tabled and reviewed for the next meeting.

ADJOURNMENT

MOTION: Mr. Gorres made a motion to adjourn the meeting and Mr. Hickey seconded the motion. All ayes on the motion.

The meeting adjourned at 9:06 p.m.