TOWN OF PLATTEKIL

PLANNING BOARD

*P.O. BOX 45*

MODENA, N.Y. 12548

Minutes of: November 12, 2024

ROLL CALL: Chairman: Richard Gorres, Vice Chairman: Cindy Hilbert, Darlene Eisenhardt, Ernie VanDeMark, Nathaniel Baum

EXCUSED ABSENCE: Richard Dmytry

**PUBLIC HEARING:**

Frank Blasi SBL# 101.1-2-28

497 Freetown Highway Proposed: Multi Family Residential

Mr. and Mrs. Blasi were present for a proposed two bed-room apartment in an existing garage structure located on 497 Freetown Highway.

Ms. Hilbert read the Public Hearing Notice.

**MOTION:** Mr. Gorres made a motion to open the Public Hearing with Mr. VanDeMark seconding the motion. All Ayes on the motion.

Mr. Gorres: I assume you are all here together and there is no one here for the Public Hearing.

Mr. Gorres: Do we have the letter from the Health Department?

Ms. Stryker: Yes, in the folder.

Mr. VanDeMark: Per Pat (MHE Engineering) we are good.

**MOTION:** Mr. Gorres made a motion to Declare Negative Declaration with Ms. Eisenhardt seconding the motion. All Ayes on the motion.

Mr. Gorres: There is no outstanding information from engineering (MHE). We have everything we need.

**MOTION:** Mr. Gorres made a motion to grant Conditional Final based on Maps, Mylars, and Final fees with Ms. Eisenhardt seconding the motion.

Mr. J. Fazio: We have to wait for the permit now?

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Ms. Hilbert: They will not issue the permit till there is a signature on the map. We need to wait till we get all the outstanding consultant fees and stuff like that. Once they are paid, they will sign off on the map.

Mr. Gorres: Once she calls me and says we have the maps ill come and sign them. Once I sign them you can go to the Building Department and get your building permit.

Cross Landscaping SBL# 101.1-6-16.2

1907 Route 32 Proposed: Light Industrial/Warehouse

Ms. Brooks was present to represent Cross Landscaping. Ms. Brooks stated that they were not ready and wanted to pull the application tonight.

Ms. Brooks stated that she would like to take the time and discuss the procedure taken with South Street Builders.

When we were in front of the board for South Street Builders, Mr. Pat Hines (MHE Engineering) wanted the SPEDES permit in advance. I kept saying that it is typically done at the time of the building permit and he kept saying this will be helpful, easier. So now the Town Board is looking for two thousand dollars in escrow so they can now do inspections.

I complained to Andy Willingham and he called Pat. Pat said we can just keep the escrow on the account. If he builds it himself or sells it, the escrow can be transferable. Andy Willingham report says we never get a SPEDES permit until we are ready to get a building permit.

I spoke with Dean (Depew Supervisor) about it because I am going back and forth with Pat. Dean said “I am waiting for the dust to settle and for Pat to tell me what to do.” At the end of the day, they already have a bill for $237 dollars and something for Pat for reviewing the SPEDES permit. I said I would like to pay the $237 and what ever it is. All the Town Board has to do is sign the MS4 permit. I am here just to avoid frustration and say this is why you do not do a SPEDES permit till you get a building permit. He may not build this for five years; he may sell it.

I am asking the board in the future given what the circumstances are; if rules change in the meantime they change; but you do not need a SPEDES permit till you get a building permit.

**RE-ORG:**

*CHAIRMAN*: Richard Gorres

**MOTION:** Mr. VanDeMark made a motion for Richard Gorres to remain Chairman of the Planning Board seconded by Ms. Eisenhardt. All Ayes on the motion.

*VICE CHAIRMAN*: Ernie VanDeMark

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**MOTION**: Mr. Gorres made a motion for Ernie VanDeMark to be Vice Chairman of the Planning Board with Ms. Eisenhardt seconding the motion. All Ayes on the motion.

*SECRETARY*: Darlene Eisenhardt

**MOTION:** Mr. Gorres made a motion for Darlene Eisenhardt to be Secretary of the Planning Board seconded by Mr. VanDeMark. All Ayes on the motion.

*VOUCHER COMMITTEE*: Nathaniel Baum

**MOTION:** Mr. Gorres made a motion for Nathaniel Baum for Voucher Committee of the Planning Board seconded by Ms. Eisenhardt. All Ayes on the motion.

*ATTORNEY:* Domonick Cordisco

**MOTION:** Mr. Gorres made a motion for Mr. Domonick Cordisco of Drake Loeb Attorney at Law as Attorney for the Planning Board seconded by Mr. Baum. All Ayes on the motion.

*ENGINEER:* Pat Hines

**MOTION:** Mr. Gorres made a motion for Pat Hines of MHE Engineering for the engineer of the Planning Board seconded by Mr. Baum. All Ayes on the motion.

CLERK: Janice Stryker

**MOTION:** Mr. Gorres made a motion for Janice Stryker as the Planning Board Clerk seconded by Ms. Darlene Eisenhardt. All Ayes on the motion.

**VOUCHERS:**

MHE Engineering Amount: Applicant:

$533.58 TEG Federal Credit Union

**MOTION:** Mr. Gorres made a motion to approve the voucher for TEG Bank with Ms. Eisenhardt seconding the motion. All Ayes on the motion.

MHE Engineering Amount: Applicant:

$268.50 Frank Blasi, 479 Freetown Hwy

**MOTION:** Mr. Gorres made a motion to approve the voucher for Frank Blasi with

Mr. VanDeMark seconding the motion. All Ayes on the motion.

MHE Engineering Amount: Applicant:

$229.70 Morse & Anson Family Trust

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**MOTION:** Mr. Gorres made a motion to approve the voucher for Morse & Anson Family Trust with Ms. Eisenhardt seconding the motion. All Ayes on the motion.

MHE Engineering Amount: Applicant:

$252.35 Cross Landscaping & Lawn Care Inc.

**MOTION:** Mr. Gorres made a motion to approve the voucher for Cross Landscaping & Lawn Care Inc. with Ms. Eisenhardt seconding the motion. All Ayes on the motion.

DRAKE LOEB PLLC Amount: Applicant:

$300.00 Ohioville Solar

**MOTION:** Mr. Gorres made a motion to approve the voucher for Ohioville Solar with Mr. VanDeMark seconding the motion. All Ayes on the motion.

DRAKE LOEB PLLC Amount: Applicant:

$150.00 Morse & Anson Family Trust

**MOTION:** Mr. Gorres made a motion to approve the voucher for Morse & Anson Family Trust with Ms. Hilbert seconding the motion. All Ayes on the motion

WSP USA INC. Amount: Applicant:

$2017.50 New Paltz Center (Moran’s)

**MOTION:** Mr. Gorres made a motion to approve the voucher for WSP USA INC. with Ms. Hilbert seconding the motion. All Ayes on the motion.

**MOTION:** Mr. Gorres made a motion to replenish escrow of $300.00 for Frank Blasi with Ms. Eisenhardt seconding the motion. All Ayes on the motion.

**MOTION:** Mr. Baum made a motion to replenish escrow of $1500.00 for Cross Landscaping with Mr. Gorres seconding the motion. All Ayes on the motion. Ms. Hilbert Obstained.

**MOTION:** Mr. Gorres made a motion to replenish escrow of $1500.00 for Ohioville Solar with Ms. Eisenhardt seconding the motion. All Ayes on the motion.

**MINIUTES:**

**MOTION:** Mr. Vandemark made a motion to accept the October 8, 2024 minutes as written with Mr. Gorres seconding the motion. All Ayes on the motion.

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**MOTION:** Mr. Gorres made a motion to accept the October 22, 2024 minutes with corrections seconded by Mr. VanDemark. All Ayes on the motion. Mr. Baum abstained.

**DISCUSION:**

Mr. Gorres: Thank you, Dean, (Depew – Supervisor) for getting the budget down from 17%, that was scarry.

Mr. Depew: That was the proposed budget, it happens every single year. I have asked in the past and I’m going to say it again. Please refrain from Face Book comments.

We did bring it down quite a bit. Tentative budget is nothing more than a wish list that’s all they are.

The key factors that increased our budget dramatically was the Fire Department. Who I believe is trying to do the right thing and will continue to do the right thing and the Police Department.

The Fire Department is trying to increase the EMS services because we are greatly in need of the EMS services and the Police Department who are trying to expand what they do.

I hold no ill willingness against either organization. I feel they had all the best intentions in mind. It is just a crappy time in our society right now.

**MOTION:**

Ms. Gorres made a motion to close the meeting with Ms. Eisenhardt seconding the motion. All Ayes on the motion.

The meeting adjourned at 7:39 p.m.

Respectfully submitted by

Janice Stryker, Planning Board Clerk