TOWN OF PLATTEKILL

PLANNING BOARD

*P.O. BOX 45*

MODENA, N.Y. 12548

Minutes of: May 13, 2025

THE MEETING OPENED WITH A SALUTE TO THE FLAG BY CHAIRPERSON, RICHARD GORRES

ROLL CALL: CHAIRMAN: RICHARD GORRES, VICE CHAIRMAN: ERNIE VANDEMARK, JOSEPH LAFIANDRA, NATHANIEL BAUM, DARLENE EISENHARDT

EXCUSED ABSENCE: ERIC ACKERLY, RICH DMYTRY

CONSULTANT: None

**PUBLIC HEARING:**

Cross Landscaping & Lawn Care SBL#: 101.1-6-16.002

1907 Route 32 Proposed: Light Industrial Warehouse

Mr. Gorres: Read the Public Hearing Notice for Cross Landscaping & Lawn Care.

Ms. Sue Demski, Control Point LLC., was present to represent Cross Landscaping & Lawn Care. Ms. Brooks was not available to attend.

Ms. Demski asked Mr. Cross’s son, who was in the audience, to give a presentation on what they were doing.

Mr. Cross: I am not sure how to explain what we are doing.

Mr. Gorres: You are running a landscaping business.

Mr. Cross: Yeah, we are running a landscaping business.

Ms. Demski: So, storing equipment.

Mr. Cross: Retail yeah.

Ms. Demski: Retail.

Ms. Eisenhardt: What are they going to be selling?

Mr. Cross: Well in the bins there will be mulch and stuff like that. Landscape Supplies.

Mr. Gorres: Landscape supplies. It’s all landscape supplies. You are parking your trucks there from the landscaping business.

Mr. Cross: Correct.

Ms. Eisenhardt: Are you putting a building up?

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Mr. Gorres: They have to have an office.

Ms. Demski: Yeah.

(Presented the board with updated maps)

Mr. Gorres: I want to ask here if anyone has any comments on it?

Mr. William J. Farrel: Think it is a great idea.

Mr. Gorres: I do too.

Mr. Farrel: A business coming in there and he is cleaning the property all up. He does most of his work right here. I think it is a good idea.

Mr. Gorres: I think so; another business in town.

Mr. Gorres: Any other comments?

If there are no further questions I will close the Public Hearing.

**MOTION:** Mr. VanDeMark made a motion to close the Public Hearing with Ms. Eisenhardt seconding the motion. All ayes on the motion.

Mr. Baum: There is no fuel being stored here, right?

Ms. Demski: No.

Ms. Eisenhardt: All these numbers I am seeing (on the map) are parking spaces.

Ms. Demski: Yes.

Ms. Demski: We are waiting to hear back from DOT on the curbing.

Mr. VanDeMark: The curbing for the entrance?

Mr. Gorres: What do you mean by curbing I know where the entrance is.

Ms. Demski: The sidewalks.

Mr. Gorres: The sidewalks, the highly contested sidewalks.

Ms. Demski: Yes.

So, we are waiting to hear from the DOT on that.

Mr. Gorres: Let’s go through the Ulster County Planning Board comments.

“Lighting – Required Modification, while the proposed lighting cut sheets indicate the applicant will utilize LED, full-cutoff fixtures, lighting levels have not been established.”

Did Patti get these comments?

Ms. Stryker: Yes, she did.

Ms. Demski: I believe she did but she has not been able to read them she is away.

Mr. Gorres: What are we going to do with this, the owner is not here.

The lighting thing says there’s nothing on the cut sheet for the lighting level.

Gonna hang you to dry (directing it to Ms. Demski)

Ms. Demski: Yes, hang me to dry.

Mr. Gorres: We are going to have to because this says there is nothing on the lighting plan

Mr. Baum: Cut sheet.

Mr. Gorres: Cut sheet for the lighting levels.

Ms. Demski: The lighting levels have not been established.

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Mr. Gorres: Right, ok.

Mr. Gorres: That is required modification number one.

The state does not usually grant permits for the entrance until you get approval.

Ms. Demski: Right.

Mr. Gorres: Ok we will not worry about that.

“As a condition of approval of the site plan, the applicant must obtain a highway work permit from NYSDOT for the commercial driveway”.

You can get one. They do that all the time. You can’t get one until you get approval. They don’t like to grant permits till they are ready.

“A tree line currently obscures the site’s frontage. The materials provided do not indicate whether this will be maintained.”

So, they have a required modification that the tree line be maintained. A note placed on the map

to ensure it is not disturbed. They like the tree line the way it is, which is good.

Let Patti know they have to put notes on the map that the trees need to be maintained.

Hold on a second.

Ms. Eisenhardt: Wait, they got this mixed up.

Mr. Gorres continues to read on and stated he will call Rob in the morning to find out what that means. That doesn’t make sense.

Mr. VanDeMark: That’s not close to either one.

Mr. Gorres: I am sure Patti will say the same thing.

Mr. VanDeMark: Between the park and Patura that is what is there.

Mr. Gorres: It’s a landscaping business how bad can it be?

So, I will take care of that I will call him.

Ms. Stryker: Dirago and Bucci were also on that night he must have gotten the minutes mixed up.

Mr. Gorres: That would make sense it is more fitting to them.

Mr. Gorres started to read over Pat Hines, MHE Engineering comments.

#5 “This office recommends the NYSDEC buffer be delineated in the field prior to any work on the site. Any encroachment into the buffer would require approval from the NYSDEC. Limit of disturbance fencing can be utilized to identify the buffer area.”

Mr. Gorres: Do you know if Patti had this done?

We talked about this the last time she was in. Last time she said she was going to take care of this before she got the permit.

Health Department status #6?

Ms. Styker: That was sent over to Pat. I will resend it in the morning.

Mr. Gorres: We have to also do #7 tonight. I thought we already took care of this.

Mr. VanDeMark: I thought so too.

Mr. Gorres: It won’t hurt to make sure we done it.

Mr. Gorres: We can give a Contingent Final Approval after we make a motion for a Neg. Dec.

Ms. Demski: Based on DOT.

Mr. Gorres: Based on DOT.

Ms. Demski: And the lighting.

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Mr. Gorres: And the lighting. The plans have to have the lighting. A list of disturbance should be on there. He has the same thing as the county does for the lighting.

Mr. Baum: And we have to add the limits of disturbance as well, right?

Mr. Gorres: Yes, that has to be done before you can be granted anything.

As long as you remember those, I will make a motion someone has to add those.

Ms. Eisenhardt: Three, Five and the lighting.

Ms. Demski: Three, Five and the lighting. Ok.

**MOTION:** Mr. Gorres made a motion we issue a Negative Decleration for this Unlisted Action seconded by Ms. Eisenhardt. All ayes on the motion.

**MOTION:** Mr. Gorres made a motion to grant Contingent Final Approval based on approval from NYSDOT for the installation of sidewalks and delineation of the Wet Lands Buffer before a building permit can be granted; lighting levels need to be calculated and be on the map. Mr. VanDeMark seconding the motion. All ayes on the motion.

**DISCUSSION:**

Plattekill Library, 2047 Route 32 Proposed: Community Room SBL#101.1-6-16

Mr. Gorres: Mr. Farrell, tell me what has changed and what you are doing over at the library.

Mr. Farrell: Basically, we came here and we were going to do an addition and now we have completely separated it. Mainly probably the biggest reason is because we had to have Sprinkler Systems throughout the old building. Because we don’t have a lot of water we would have had to bury a fifteen-thousand-gallon tank. Yada, Yada, Yada, we said you know what let’s separate it.

Ms. Eisenhardt: Its going back by the field?

Mr. Farrell: Its right behind the building about 30 -35 ft. So, it is not way out in the field.

Mr. Gorres: Ok someone can explain the building and the size and what’s going on.

Mr. Allen Ross, Allen Ross Architecture, Mr. John Vett, Allen Ross Architecture, were present to represent the Plattekill Library.

Mr. Vett: As we just explained the existing building (as he pointed to the map) is to remain.

A new library will be built, as he said, about 30 ft. behind it back to the west behind it. We are expanding the parking lot from the existing parking. The opening coming off of 32 remains the same; that’s unchanged. We are rearranging the parking a bit but expanding it along the property line here back to just about where the new building would be here (showed on the map). This is showing 31 parking spots right now. There would be parking serving both building essentially.

Showed the screening on the map that vegetation is required in 12 spots.

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There is no grading change in the front. A little grading will be done to fix the hill in between both buildings and we are sort of extending the hill here; because we need some egress out the back of the building so it is level.

The grading will change a little bit. Andy Willingham; Engineer is working with us and we need to make some changes and to address as to what we are showing here (as he points to the map) to allow for gravity drain for the footing drains right now. For these numbers it does not quite work out. We were looking at an ejector pump and it was way too much trouble and too expensive. So we are going to make some adjustments to do some common gravity drain.

On the smaller map here, it shows the site and you have the septic system directly back here down the hill and the proposed reserve as well.

Mr. Farrell: If you familiar with it behind the library we have 2 acres and we had a perk test I mean you can open a gravel pit back there

Mr. Gorres: Yah that whole area is kind of gravely back in there.

Mr. Vett: You can see the property line here way in the back (showing on the map) little baseball fields in the back corner there. On the North side here, you see a little corral with just a fence wrapping a proposed generator and fuel tank and some heat pumps. Showed on the map where the mechanical system was.

Pathways connecting the two buildings just for convince and egress as well.

Mr. Gorres: Is there going to be a sidewalk in between the buildings?

Mr. Vett: Yes, we are showing a sidewalk on each side. The backside would be more of a private side or be for staff essentially. The front would be more for the public.

Mr. Farrell: The thought is to have a front sidewalk and then maybe eventually have a sidewalk center building but we would have to do renovations or some changes.

Mr. Gorres: You are in the sidewalk zone.

Mr. Farrell: There will be plenty of sidewalks there.

Mr. Vett: The actual street side walk.

Mr. Gorres: Yes.

Mr. Vett: As I am sure you all are familiar with the site, we have a drainage swale along the 32 here on the east side of the property; that’s the best place to put it. Makes the most sense it has to be confirmed by the DOT.

Now you will see the bottom South end of the site our property line kinda clips where our driveway entrance is right now. If we are following this line right here there will be a question about do we end up doing a side walk on that side?

Mr. Gorres: No there is no room there.

Mr. Farrel: We will have to do a new culvert line here.

Ms. Eisenhardt: What is going in the proposed Library building.

Mr. Vett: Basically, we didn’t bring plans for this presentation but on the east side will be a children’s wing and a circulation desk. You come into the courier you are greeted there. Is kind

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of an office courier in the center. On the west side are the main adult and young adult stacks and an entry vestibule and kind of entry area, circulation desk, core of offices here. In the back, there is some support space and reading rooms. There is also an elevator/stair to bring you down stairs. They are going to develop a basement level. At least planned for now they are going to have a maker space and a teen room down there as well that can be used as a meeting room. We will have egress for that which comes up to grade throughout that side of the building and elevator as well. The generator helps the elevator which helps the handicap egress.

Showed on the map where all the lighting will go and for the parking lot

Mr. Ross: NASDEC complient?

Mr. Vett: Yes, NASDEC complient.

Mr. Baum: Is there an additional well needed for this or can the current one support it?

Mr. Farrell: A new one was just put in.

Mr. Gorres: You just drilled it.

Mr. Farrel: Our well is 32 ft. deep.

Mr. Gorres: There is plenty of water over there.

Mr. Farrel: With a new building and everything.

Mr. Farrel: A new well is in the front on the road side of the building.

Mr. Gorres: You have a separate one for each building.

Mr. Farrel: No not yet. We are going to have a new well.

Mr. Gorres: To supply both.

Mr. Farrel: To supply both but if it is determined that we need another well, we have the room but we got 20 gallons a minute on this one.

Mr. Gorres: That’s plenty of water for these two buildings.

Mr. Farrel: We will just have a reserve in the other building pumping down.

Mr. Vett: Showed on the map the existing well house. The idea is that just goes away.

Mr. Gorres: So, you want to know what we think of it?

Mr. Farrel: Yeah.

Mr. Gorres: I think it is a great idea.

Ms. Eisenhardt: My one questions you have 31 standard parking spots. Are you going to add more excisable parking or is it only going to be those four?

Mr. Vett: We plan for those four for now but.

Ms. Eisenhardt: This is a very highly senior citizen area lots of handicap people.

Mr. Vett: The reality is any of those spots people can park conveniently close to the entrance. We do not have another plan that has a loading zone accentually adjacent to it. The spots are co complient, they are big enough. To answer your question now we have the four planned with the shared loading zone.

Mr. Ross: The thoughts of the parking is that we got 31 spots you figure for the code. I could see one spot for five seats. Say 121 occupant load for the main building, we are just about where we should be about with that. The idea is we do not want to over build the parking lot unnecessarily, additional cost, less green area, less attractive. So, building the 31spots seems about right and then if we need to build more there is plenty of room to extend in the future.

Mr. Gorres: Is the senior group still meeting there?

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Mr. Farrel: Yes. That’s the other thing you did not ask. We have no intention of tearing the old building down. We are metrically doing improvements on that building. We are going to make that more of a senior center. It’s really the only community in town. The seniors meet there and the scouts the list is endless. We are upgrading the building and there will be another children’s section upstairs. We have plans to still fully use that building.

Ms. Eisenhardt: Is this a historic building?

Mr. Farrel: Only to the town in 1903. It’s never been designated.

Ms. Eisenhardt: My husband said it used to be a school at one time.

Mr. Farrel: Yes, it definitely was. It was a two-room school house with an auditorium.

The community room is the auditorium. A lot of people in town feel it is very important. A lot of people went to that school. I think if we announced we were going to tear it down might not be a good idea. We never had those intentions. It’s a viable building why would you tear it down. We just gotta do the improvements on it. The well-being one of them and the septic will be the next. The septic is going to handle both buildings. They have it designed that it is going to tie into the new building. So, there will be a new well and a new septic.

Mr. Gorres: Sounds good to me.

Mr. VanDeMark: Good project.

The little shed is going to go.

Mr. Farrel: Yah that’s gotta to go.

Mr. Vett: We are going to re-locate it somewhere over here we were considering. (showing on the map).

Mr. Farrel: All behind here has to be cleaned out.

What did we say 30-35 ft between buildings? I was thinking maybe another sidewalk/patio/gardens something to tie the two buildings together.

(Talking amongst the board)

Mr. Vet: On the west side there is basically a terrace out here and its basically grass right now because of budget concerns. This is a nice flat area where you can sit outside and the sunsets on the west side.

**MINUTES:** Mr. Gorres made a motion to adopt the minutes of April 8, 2025 with corrections with Mr. VanDeMark seconding the motion. All ayes on the motion.

**MINUTES:** Mr. Gorres made a motion to adopt the minutes of April 22, 2025 with one correction with Mr. VanDeMark seconding the motion. All ayes on the motion (Ms. Eisenhardt obstained.)

**VOUCHERS:**

MHE Engineering Amount: Applicant:

$467.20 Minard Farms

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**MOTION:** Mr. Gorres made a motion to approve the voucher for Minard Farms in the amount of $467.20 with Ms. Eisenhardt seconding the motion. All Ayes on the motion.

**MOTION:** Mr. Gorres made a motion to increase Minard Farms escrow in the amount of One Thousand Five Hundred Dollars ($1500.00) seconding the motion Ms. Eisenhardt. All ayes on the motion.

MHE Engineering Amount: Applicant:

$40.80 Fosler Forest

**MOTION:** Mr. Gorres made a motion to approve the voucher for Fosler Forest in the amount of $40.80 with Ms. Eisenhardt seconding the motion. All Ayes on the motion.

MHE Engineering Amount: Applicant:

$320.90 SPF Holdings II LLC

**MOTION:** Mr. Gorres made a motion to approve the voucher for SPF Holdings II LLC in the amount of $320.90 with Ms. Eisenhardt seconding the motion. All Ayes on the motion.

MHE Engineering Amount: Applicant:

$798.00 Dirago/Bucci

**MOTION:** Mr. Gorres made a motion to approve the voucher for Dirago/Bucci in the amount of $798.00 with Ms. Eisenhardt seconding the motion. All Ayes on the motion.

MHE Engineering Amount: Applicant:

$361.70 Tenney Subdivision

**MOTION:** Mr. Gorres made a motion to approve the voucher for Tenney Subdivision in the amount of $361.70 with Ms. Eisenhardt seconding the motion. All Ayes on the motion.

**DISCUSSION:**

Mr. Gorres: Ms. Stryker got a visit from a certain Town Councilman; everyone is familiar with KO Holdings down the road. They are concerned with a side walk in front of the building in Ardonia. I went over there and looked. Frankly if you put a sidewalk there it will be about a 1/3rd of the way in the parking lot. Its black topped already and the next driveway is black toped and I don’t see any way, pardon my English, any way in hell anyone is going to use that side walk for anything. The owner is not going to be happy when we tell him he has to put a sidewalk in there. In fact, this how silly this is, I did not realize this but all of Ardonia on 44-55, from the thruway to the Town of Lloyd line requires sidewalks.

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Ms. Eisenhardt: There are none.

Mr. Gorres: There never will be. Its residential and always will be residential.

I think when they re-do the zoning there are certain parts; that sidewalk law was drawn in 1994, needs to modified.

Mr. Baum: Do we need to send them to the ZBA for a variance for that. I don’t think we can grant that.

Mr. Gorres: I am going to recommend that it is already black topped. The one next to it is black topped. At the end where you could put a side walk there are two state highway signs and two telephone poles. It’s a waste of money on the applicant’s part.

Mr. VanDeMark: As Nate said we can’t grant it.

Mr. Gorres: No, but the Town Board could. They seem to be hot on these sidewalks. 1994 the outlook, I have been here that long, was different on having sidewalks to walk here to there. People don’t walk anymore. They don’t leave their houses. Or Fed Ex and Amazon and all those people wouldn’t be so busy. They literally don’t use sidewalks any more. I can see keeping them in the core of town but I can’t see them anywhere else.

Mr. Baum: I think they are going to have to go to the ZBA or the Town Board for relief on that one.

Mr. Gorres: No, we can’t waive that. That’s a Town Board thing

Mr. Gorres: Without knowing better when we did that project for the wedding venue over there, they should have technically had sidewalks.

Mr. VanDeMark: Is that right.

Ms. Eisenhardt: That is all houses over there anyway near Kismit.

Mr. Gorres: Yup

Ms. Eisenhardt: They are all houses. There are no businesses.

Mr. Gorres: I got copies of the maps, I got them from Judy the former Supervisor, and I looked at it and thought what are we crazy. From the thruway to there what were they thinking even back then. It’s a residential area. Maybe where the stores are and where Primos used to be but that is a residential area.

I asked Dean a long time ago if they started was a committee for Zoning. That Zoning Law needs a lot of work. The comprehensive plan was not too bad, Joe was on that, it wasn’t too bad you had something to work with. The zoning law was re-written twenty years ago and it was not right when it was done. So, there are a lot of holes in that thing that need to be fixed.

Thirty years later since some of this stuff has been done.

If anybody is interested let Dean know. I think we need a Planning Board member on anything they do. One thing to do with comprehensive plan when you re-do the zoning law the primary board that does anything with that work is us. They never seem to put any of our members on these boards.

Mr. Lafiandra: I was told that everybody on the comprehensive committee is going to be on the Zoning Code Committee.

Mr. Gorres: Well, that’s good Joe that means you will be there.

Mr. VanDeMark: The board will have some representation.

Mr. Gorres: The board can come up with some ideas and write them down and give them to Joe can say hey this is what the Planning Board thinks.

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Mr. Lafiandra: Absolutely.

Mr. Gorres: Our input should be.. (cut off Mr. Baum)

Mr. Baum: Important.

Mr. Gorres: I was told when I joined the board way back when by a formal member; he said we are the Planning Board, that’s the Town Board. Remember you are not the Town Board and they will do as they see fit. I said we are the ones that have to work with it and he said it doesn’t matter.

At least with Joe there they will respect his opinion.

Mr. VanDeMark: Or at least get it on record.

Ms. Stryker: Do not forget the 22nd next Thursday.

Mr. Baum: I will not be there.

Mr. Gorres: I won’t be there it’s my anniversary. I will here on the 27th at that meeting.

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

The meeting adjourned at 7:45p.m.

Respectfully submitted by

Janice Stryker, Planning Board Clerk