



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

Minutes of: Tuesday, January 27th, 2026

SALUTE TO THE FLAG (7:00 P.M.)

Chairman Ernie VanDeMark called the meeting to order and led those present in the Pledge of Allegiance

ROLL CALL: Nathaniel Baum, Vice-Chair Darlene Eisenhardt, Chairman Ernie VanDemark,
Joseph LaFiandra, Eric Merritt

EXCUSED: Richard Dmytry, Richard Gorres

PRESENT: Patrick Hines, *MHE Engineering*

PUBLIC HEARING: *None*

NEW BUSINESS:

1. ***CONCEPTUAL*** Timothy Sherwood , Proposing: 6-Lot Subdivision
Braun Subdivision (Camp Sunset x Rabbit Run) Lot 4
 - Applicants Timothy Sherwood and Anthony Pedrick were present
 - Proposed six-lot major subdivision (~23 acres) utilizing existing road frontage only; no new roads; lots ~3± acres within RR 1.5 zoning.
 - DEC wetlands and buffers incorporated into lot layout; usable buildable area ≥1.5 acres per lot; stone walls preserved by aligning lot lines.
 - Potential bog turtle habitat identified via DEC mapping; Request for Determination submitted to DEC; outcome to guide SEQRA scope and any seasonal construction limitations.
 - Project will require SEQRA review, SWPPP (erosion & sediment control), Highway Superintendent driveway approvals, and Ulster County Health Dept. approvals for wells/septic.

OLD BUSINESS:

1. The Ridgeyard SBL # 94.3-1-14.1
2021 Rte 44/55 ***Proposed:*** Site Plan
 - Applicant representatives Joseph Berger and Gary Baywright were present
 - Two-lot subdivision with ~12-acre commercial lot proposing 13 self-storage buildings, including 3 climate-controlled structures and accessory flex-storage; gated facility with internal fire circulation.

- DEC wetlands largely off-site; 100-ft buffer shown; stormwater pond with pretreatment proposed based on high-infiltration soils; SWPPP submitted but not yet reviewed by Town Engineer.
- Ulster County Health Dept. septic review underway; traffic information and DOT coordination required; sidewalk requirement in BD District must be resolved via Town Board relief or escrow.
- Prior SEQRA circulation completed; Town of Gardiner consented with reservation.

Motion:

Chairman Ernie VanDemark made a motion to declare The Town of Plattekill Planning Board as lead agency for *The Ridgeward*, seconded by Nathaniel Baum. All ayes OTV.

2. Deer Run Industrial Park (Dirago & Bucci) SBL # 101.2-1-7
153 Freetown Rd ***Proposing:*** Site Plan

- Applicant did not attend.

DISCUSSION:

1. Minard Farms – MHE Final Comments

CORRESPONDENCE:

VOUCHERS: *One (1) – NYPF* ***EV/DE/Aye***

APPROVAL OF MINUTES: *December 9th 2025 & January 13th 2026* ***EV/DE/Aye***

ADJOURNMENT:

The meeting was brought to an adjournment at approximately 7:53 p.m. with a motion from Vice-Chair Darlene Eisenhardt and a second from Joseph LaFiandra, all ayes on the vote.

E. VanDeMark:

Okay, 7 o'clock, we'll get started. Pledge to the flag first.

All:

I pledge allegiance to the flag of the United States of America, and to the Republic for which it stands, one nation, under God, indivisible, with liberty and justice for all.

E. VanDeMark:

Okay, roll call, Mr. Baum?

N. Baum:

Here.

E. VanDeMark:

Mr. Dmytry, absent. Ms. Eisenhardt?

D. Eisenhardt:

Here.

E. VanDeMark:

Mr. Vandermark is here. Mr. Gorres is excused. Mr. LaFiandra?

J. LaFiandra:

Here.

E. VanDeMark:

And Mr. Merritt?

E. Merritt:

Here.

CONCEPTUAL Timothy Sherwood of (Camp Sunset x Rabbit Run) Lot 4 Proposing: 6-Lot Subdivision

E. VanDeMark:

Okay, first up is a conceptual. Okay, Mr. Sherwood. Come on up.

Timothy Sherwood:

Alright, so should I introduce the project?

E. VanDeMark:

Yeah, introduce yourself, tell us about your project, what your proposal is.

Timothy Sherwood:

Alright, so my name is Timothy Sherwood. This is my partner, Anthony Pedrick. And we're proposing a six lot subdivision for a lot that's on the corner of Camps Sunset Road and Rabbit Run Road. It's a recently subdivided parcel. This is entirely using existing road frontage. There would be no new roads or anything of that nature. It's currently a 23

acre parcel. It gets split into six lots averaging, I don't have it on this, but it's around three something acres for lots. There is some wetlands that were recently delineated during the subdivision of this property in the past year. So we've got the delineated DEC wetlands. And so this is the rural one and a half acre district. So each of these lots take into account the wetlands, the setbacks for those wetlands and slopes. We've calculated over an acre and a half for each one of the usable areas to build on. So the eventual intention being to build just small single family homes with wells and septic on them. The one thing I'll flag is that this property, the original larger property that had been split from, when you do the EAF short form of the DEC, it shows bog turtles. Now we went to the DEC, talked to them, actually saw their maps, and ultimately what happened is somewhere over here is where they either found bog turtles or found a habitat where they could possibly sustain themselves. It's actually, the habitats for them are pretty rare, so it could possibly have just been where they could sustain themselves. So that's somewhere up in here, and what they do is they build, they just draw a big radius and they say, anything that this radius touches, now when you do the EAF short form, we're going to show bog turtles. So it crossed somewhere along here. So currently we've got a request for determination filed to the DEC for them to tell us, hey, you know what, you're far enough away, there's a bunch of roads and houses in between, and the wetlands are not connected, so we're not concerned about the bog turtles. Or they may say, well, alright, this is fine, but don't build this at the time of year, take these precautions, and so on and so forth. Or, worst case scenario, they say, a permit's needed, which would be kind of a broader thing. So we've got the request for determination for that right now. And those are my highlights so far.

J. LaFiandra:

Does Mr. Braun still own the property?

Timothy Sherwood:

Yes.

J. LaFiandra:

Okay.

E. VanDeMark:

What type of homes are you proposing to build on them?

Timothy Sherwood:

We're proposing to build three bedroom, 1,800 square foot, you know, kind of not McMansions or anything of that nature, more so just modest houses for the area. And because there's no roads, you know, nothing like that as a part of this, that means minimal clearing, and frankly, the homes fit the neighborhood better when you don't clear out all the trees.

E. VanDeMark:

Anything, Pat?

P. Hines (MHE Engineering):

Yeah, we took a preliminary look at it. I had a discussion with... [pointed to Anthony Pedrick] one of you.

We discussed the bog turtle. That's going to be a SEQRA issue as we go through. The determination from the DEC and field reports will go a long way towards answering that if we get a definitive answer from them. They do have very specific habitat, hummock sedge wetland areas, so I'm sure that will be reviewed by the DEC as well. I like the use of the existing stone walls. The lot geometry is a little strange as you look at it, but they're utilizing the center line of existing stone walls to the extent practical to draw their lot lines, which preserves those stone walls. They become owned by two entities and running the lot lines through there keeps people from bulldozing through them to put driveways in and such. We took a look at that. The total disturbance will be obviously greater than one acre, but hopefully you can design it less than five, which will limit your stormwater management requirements. You'll need a stormwater pollution prevention

plan, which will be an erosion sediment control plan if you stay under the five acres. As you do your limits of disturbance, I see you put the houses relatively close to the existing roads within the setbacks, so that will help you, but staying under five acres will help you a lot as you develop a plan further based on your stormwater management. The health department approvals for the wells and septic are something you'll also have to pursue with your designers as you move along, but the lots are larger than required. We don't have the bulk requirements yet on the lot sizes, but you've identified they're three plus or minus acres, which is twice the size of the requirements. The site does have fairly extensive DEC-regulated wetlands, and when they draw the 100-foot buffers, some of the lots have a limited area for buildability, and we'll take a look at that as the plans are further developed.

Timothy Sherwood:

One question that we had is when it comes to, say, wetlands or bog turtles, that sort of thing, the DEC, we have that request for determination with them. Would it be that what they say is what we do, and then that's good to go, or is it typical that maybe the planning board requests something else or further different?

P. Hines (MHE Engineering):

Let's see how definitive the DEC says whether they're there or not. They always put the caveat that while we haven't found them there, they may exist, so let's see what kind of letter they produce for you as we move through the SEQR process.

Timothy Sherwood:

It's not necessarily that what they say is the end all, be all. It's sort of depending on what they say.

P. Hines (MHE Engineering):

It depends on how they say it.

D. Eisenhardt:

You're going to subdivide the lots, sell them off, and then build the homes after they're sold off? That's your thing is you want to sell it, but the thing is you have to build the home that's going on it?

Timothy Sherwood:

The subdivision itself is just the splitting of the parcels and so on and so forth. I'm working with him, and that's going to be building the houses on here.

D. Eisenhardt:

Now what if somebody decides they want to buy the property, but they don't want you to build the home?

Timothy Sherwood:

We don't plan to sell it to anyone else. It'll be partnerships between the two of us.

D. Eisenhardt:

It says newly created and now engineered lots would then be sold with homes built shortly after.

Timothy Sherwood:

Thank you for that question.

D. Eisenhardt:

So that's why I was saying it's not similar to that.

J. LaFiandra:

Is this more than 500 feet from Plattekill Ardonia Road on Camp Sunset?

Anthony Pedrick:

Yes.

J. LaFiandra:

This is the opposite end of that parcel. It's going to need approval from the county for a realty subdivision?

Timothy Sherwood:

Actually, with that said, one of the questions right there is any other agencies or folks that you might want to flag that we should be talking to?

P. Hines (MHE Engineering):

As your plans are developed, the highway superintendent will have to sign off on driveway locations on the roads. At a future point when the plans are further developed, the board will declare its intent for lead agency and circulate to the DEC and any other interstate agencies that pop up there. But definitely the DEC is involved because of the flagging of the potential habitat for threatened species and the highway department and county for health department approvals.

Anthony Pedrick:

You had mentioned a stormwater and water mitigation system potentially. Is that an absolute requirement?

P. Hines (MHE Engineering):

A residential subdivision with disturbance of between one and five acres, the erosion and sediment control plan is the stormwater pollution prevention plan. If you exceed five acres, which it's going to be six lots here, house positioning and grading and septic system sizes. Over five acres, then you're going to have to implement a more vigorous stormwater pollution prevention plan, which would include green infrastructure, runoff reduction. There will be stormwater ponds and such required at that point.

Timothy Sherwood:

OK. For Public Health specifically, six is a major subdivision versus four would be minor. Now, in some towns, the difference is that at four, the town handles everything, say, septic related and at major, you get the county involved.

P. Hines (MHE Engineering):

This county does all the septic reviews.

Timothy Sherwood:

I know that is not something that separates minor and major for Public Health, but otherwise, is there anything that really separates the minor and major itself? No. It's more so the plan itself, like you said, whether you're disturbing more than five acres.

D. Eisenhardt:

Five or more lots major, right?

P. Hines (MHE Engineering):

Yes.

D. Eisenhardt:

And less than five would be minor.

P. Hines (MHE Engineering):

Yes. But there's really not much difference. You're still going to Health Department.

Timothy Sherwood:

Right.

P. Hines (MHE Engineering):

Orange County, four lots would not.

Timothy Sherwood:

Right. OK.

J. LaFiandra:

This was the site of the former paintball. Is there any remediation you anticipate required for this?

Timothy Sherwood:

No. I mean, there's no, like, there's some plastic empty 55 gallon barrels back there. We've seen that people hide behind and play paintball and shoot each other. But, you know, stuff like that, that might require a run to the dump.

J. LaFiandra:

No dilapidated structures or anything?

Timothy Sherwood:

No, no structures.

Anthony Pedrick:

Exactly.

Timothy Sherwood:

Just sort of, you know, odds and ends like that, that they might have been using to hide behind or something.

E. VanDeMark:

Anybody have anything else?

P. Hines (MHE Engineering):

Not at this time.

Anthony Pedrick:

Thank you.

THE RIDGEYARD of 2021 Rte. 44 55 (SBL 94.3-1-14.1) Proposing: Storage Facility Site-Plan

Joseph Berger:

Good evening.

P. Hines (MHE Engineering):

Good evening.

Joseph Berger:

I'm Joseph Berger, Berger Engineering.

Gary Baywright:

I'm Gary Baywright.

Joseph Berger:

So I'm going to show you this first, but this isn't what we were proposing. This is the site of the huge warehouse that was here before you. For comparison, what we're choosing to do. What we're proposing to do is subdivide off into two lots, and about a 12 acre lot in the front will be a self-storage facility. Thirteen buildings, three of which will be climate controlled. The rest will be your standard self-storage that people will use for small businesses, storage of a plumber may want to store his truck or parts of stuff in there. And in the back we're going to have outdoor storage for RVs or something like that. Basic what it is. The site, we've had a habitat study done and presented to you. There's no issues there. We've had the J.D. with the D.E.C. determine that there's one wetland that's basically off the site, but 100 foot comes onto our site, which we have shown on the site. All the wetlands that are on the site are Army Corps. And that's been determined by just not only the J.D. from D.E.C., but a delineation study done by Environmental Science, which we've presented to you. So all the wetlands are shown on the site, as well as the D.E.C. buffer, which comes onto our site and we're avoiding all of that. The facility will have a small septic system for the offices that are in the climate control building. We have done the deep test and the percolation test with the County Health Department and currently before them for them to review that plan. The septic system is toward the back in here. This is the main road here. It's toward the back. This is Route 4455 coming in here. So the septic system is back in here. Now what you don't see here is stormwater because we're commercial. We have a one acre threshold, not five. So we're over the one acre, obviously. But we found fantastic gravel there. And we did infiltration tests.

P. Hines (MHE Engineering):

Used to be a gravel mine, wasn't it?

Joseph Berger:

Yeah, exactly. You see the gravel out there. So we did a bunch of infiltration tests. We did deep tests, infiltration tests. We could not get that water to soak through there so fast. We were pulling in truck after truck of water in there. So we designed a stormwater pond to be back in here, toward the back of the site, which would be back in here with a pretreatment up front because in stormwater you have to pretreat to take out the sediment that comes off of the parking lots so it doesn't clog up your pond. So we have a pretreatment flowing into here. And basically the stormwater SWPPP we have presented to the town, stormwater pollution protection.

P. Hines (MHE Engineering):

So I didn't get that. My office didn't get that.

Joseph Berger:

Oh, I submitted it.

P. Hines (MHE Engineering):

We didn't receive that so we haven't reviewed it for tonight.

Joseph Berger:

I'd be happy to grab a copy tonight. Along with the digital copy.

P. Hines (MHE Engineering):

It wasn't in your Google submission either.

Joseph Berger:

It was in the PDF. On the thumb drive it was.

P. Hines (MHE Engineering):

Anyway, I didn't get it so we haven't reviewed that.

Joseph Berger:

Okay, that's fine. What you'll see is that the infiltration is so well that you don't have any water going off at all. It stays on site. Even for the major areas. The reason pretreatment is so big, you may ask, is because if the infiltration is above a certain rate, you have to have 50% of the volume, not 25%. Since our infiltration is so fast, we have a larger pretreatment area. So that's 50% of this size. That's why. So basically our water from the site will be collected by...buildings will go into catch basins, but for the most part it sheets down. Because we want to collect the storm water from the roofs and not jump them down on the ground for icing, we're collecting them into basins that will dine down into this area here. We're also going to collect the water from the road, obviously, through a swale into the catch basins and take it down into the pond. We're going to have a well, obviously, for the water treatment right here, which is...the septic is way back here. There happens to be two existing wells right over here on the site, but we're not using them. We're planning on staging, so that as we build here we need a staging area, so we're going to take this front area here on the other lot and we're going to turn it into a staging area and we're going to grade it so it's smoother and use some of the material here for our fill over here. So we don't anticipate any material going off-site, and we're going to use everything we have on-site. We're obviously going to bring on-site the gravel, the blacktop, and those things that we need as well.

D. Eisenhardt:

Isn't there a stream or a pond between that property and the other property?

P. Hines (MHE Engineering):

There's a stream that's over to the east.

Joseph Berger:

It's shown on one of the maps. The simpler map here shows a stream way off-site.

D. Eisenhardt:

So the pond that you're going to have up there is not going to affect that stream that's down there?

Joseph Berger:

No. And we did because the stream has a wetland and a hundred-foot buffer. As I said earlier, here's the buffer. The wetland is way over here, not even on our site, only the hundred-foot buffer, and our pond is up here. On here you'll see that we have a fence circling the whole site to keep it enclosed. And some gates. The gates will have, obviously, boxes opening for the fire department. We also presented a circulation plan for the fire trucks within the package to show the path of the fire trucks. We added a T-turnaround up here so that we have a temporary turnaround as the road goes.

D. Eisenhardt:

And it looks like it's going to be approximately 13 buildings?

Joseph Berger:

13 buildings and one out-of-storage storage area. Three of those storages will be the climate control. The rest will not be.

E. VanDeMark:

Which building is the climate control?

Gary Baywright:

So this building here is a fully climate control where there's an office in the front and there's a hallway down. This is all climate control. These are traditional storage bins here that are not climate control. These buildings here, which is this one here, they're like little flex spaces. So somebody could rent that out as a plumber or electrician or somebody just doing something. There's a little garage door and there's a man door. So if they rented out one space, this would be their space. If they wanted two for some reason, this would be their space. They have their own electric meter and all that stuff. They have a bathroom in the back, a small bathroom. Then these back here are even in the middle. So they have a garage door, a man door, and there's one outlet and lighting in it. So you could have some storage in there, but you're not going to be running anything out of it. You'd be able to go there once a day or once a week or a month. There's one outlet so you can plug in a trickle charger or something like that, but you couldn't plug in anything big.

D. Eisenhardt:

Each one of those is going to have their own separate bathroom?

Gary Baywright:

These back here do, yes. They're designed for a small business person. These are designed for storing grandma's stuff here, your kid's stuff here, because you need to control them. This is business files.

Joseph Berger:

Something that you want to keep in good condition, so not just household, but business items.

D. Eisenhardt:

And how is access going to be maintained? To the storages, is there going to be an entry?

Gary Baywright:

There's going to be gates, so they're going to have access through the gates. This will be opening the gates way back here. So if you're going to go back in here, you pull up to a gate.

E. VanDeMark:

Put a typical touchpad to put your code in.

Gary Baywright:

If you're going to come here, you can park in the front anywhere and then go in and out, but if you get in the back, you'd need the code.

D. Eisenhardt:

Is there going to be parking sufficient for all 13 buildings?

Gary Baywright:

Where is the parking plan? Should be right here.

Joseph Berger:

We have truck parking up here for the larger trucks by these buildings. Then we have parking here for this building, and we have parking between these two for that. We don't feel these are going to have parking, they're just going to pull up and leave. So we don't want to be creating a lot of extra asphalt for no reason. So we have 74 spaces. The way it's spread out over in here, they're more than sufficient for the people who will stay there a little longer. The ones who just come in, drop off, and leave, they'll just pull right in front and then leave. We don't anticipate every single person coming here at once. That's typically not the business. But if we provided parking at every single one, there'd be so much more. In keeping with green practices, you're supposed to minimize the number of parking needed. If you don't need it. What do we really need and what don't we need?

D. Eisenhardt:

Out of those 74 parking spots, how many are ADA?

Joseph Berger:

We have 2, 4, 6. I believe 6. We met the ADA components.

P. Hines (MHE Engineering):

So are the locations of the gates depicted there?

Joseph Berger:

Gate here, gate here. And there's a detail of the gates on the plans.

N. Baum:

There's no ADA parking required at the office building itself?

Joseph Berger:

There's only 6 here. We can put one there if you want. That's so infrequently done people, even ADA personnel just park in a regular spot. I've done a lot of these storage places. You're not going to see every one of these spaces filled.

P. Hines (MHE Engineering):

It just seems that maybe the excess that you have out there might, as Nate said, the more frequent public is going to be at the office. So maybe relocate one of those.

Joseph Berger:

I wanted to have more spaces for the people who actually go in there. Because not only are you providing one for the handicapped, but you lose the space next door. So now you have, instead of 6, you have 4 spaces for people going in that building.

N. Baum:

I was only mentioning it because it is the office building in case somebody with a disability needed to get in. That was the only reason I was mentioning it.

P. Hines (MHE Engineering):

Because that's really the public access point there for the whole rest of the facility.

N. Baum:

And they're all close to the door. I didn't know if it was a necessity.

Joseph Berger:

It's not required, but if the board would like it, that's certainly a minor issue. I didn't put a lot of thought into it, so I went to where we had to, but that's a good thought. I'll take that under advisement and put it in.

J. LaFiandra:

How about fire protection? I'm looking at this drawing over here. You've got a fire truck, aerial... Who's got the aerial? Because Plattekill, we don't have an aerial.

Joseph Berger:

No, this is the biggest truck that they have. And to get that size, it's the aerial truck. In order to get the template of the distance of the truck, that's the truck template that comes down. It's not necessarily an aerial that you have. It's the template of the truck that you have. So we got the template. We got the length of the truck from the fire. That's what I used. If I used a smaller truck, which is not an aerial, it would have been 10 feet shorter than the truck you have.

Gary Baywright:

We met with the building inspector and the fire inspector. We met with them just to kind of go over the whole thing and see what they wanted.

Joseph Berger:

They told us which roads they wanted you to check.

P. Hines (MHE Engineering):

What is the building height? Does that control the size?

Gary Baywright:

They're all one story.

P. Hines (MHE Engineering):

So they're under 30? Oh yeah. That's where aerial access kicks in.

Joseph Berger:

We used the fire truck that the fire department recommended. We met with the fire and building department. That's how we changed it to a full hammerhead instead of a half hammerhead. They asked us for a full one, so we gave you a full one.

P. Hines (MHE Engineering):

With the gates being moved interior, there's plenty of room in front of the flex-based buildings to turn as well.

Joseph Berger:

Yeah. And we showed that on our curves, the fire curves.

Gary Baywright:

These buildings here, this is something that's fairly new to the area. 90% of storage units are this right here. Some are now similar to this, but they'll do four stories, which we don't need to do or want to do. This to us is the thing that we really like, because we just have a weird thing for small business people. We just like them and we like to help them. It just really gets a guy that's a plumber that can... I was sitting outside last night, and the guy shows up to work. He's not happy. I met a painter one time who told me it's so much more efficient. His turnover is way down, because they come in in the morning, they bring their coffee, and they've got their truck there, and all the paints there, or whatever they have. These guys roll out, and they bring their cars in and park them inside. When they come back, they're warm or hot. In the summertime, they're cooler. It just really helps them out doing their life and their business.

P. Hines (MHE Engineering):

Flex space is a real estate term. We have to go within our zoning, so that's why. The warehousing use is fine. Storage use, as you said.

J. LaFiandra:

I seem to recall at a previous meeting that the property was for sale. It was Chazen. Mr. Chazen, I thought, was going to buy the property.

Gary Baywright:

The nice thing is that we're buying... There's four of us that are buying the entire lot from the owner that was proposing the big storage, the big warehouse. Then what we're going to do is, my son, who's back here, and my other two sons, we're going to build this. One of them just got adopted. He wants to be adopted. The nice thing is, we're buying the whole thing together. Steven, who's here, Richard Chazen, and Brian Mosey, and I are buying the whole thing. Then what we're doing is, we're buying this piece here, and we're going to build this out. Then as we sell other pieces, somebody will build other small warehouses or different things, and they'll buy the land, usually, or we might lease it or do something, and go from there. We're here to stay. The nice thing is, we're not doing subdivision and going back wherever. We live right here, but we're going to be here all the time.

Joseph Berger:

We're doing a two-lot subdivision to accomplish that. The rest, we don't know what we're doing yet. That's why, if you're wondering, I asked that question. The subdivision is about 12 acres. That will be determined TBA.

N. Baum:

Did you say you were doing water treatment, as well, with the wells?

Joseph Berger:

Stormwater. The water, we don't feel is going to be a problem. It's a small amount. This is barely the amount of water being used for a residential house. The stormwater treatment is what we're talking about. We're hoping we can get a public hearing set, if that's something you're willing to entertain tonight, so we can move the project forward. We do have the project before the health department already.

P. Hines (MHE Engineering):

We haven't done anything with SEQRA yet. We did a lead agency circulation back in October 3rd. This board could declare itself lead agency tonight. I'm going to go over a couple of comments that we had. Again, the transmission identified a SWPPP. We did not receive that, so that's outstanding. We're going to look for hard copies of any future

submissions to my office, as well, to save on the town receiving them and then shipping them to us at the latest. It works better to get them direct. The wildlife assessment report still has the town of Modena on the first page. The cover page says Plattekill, but in the narrative it still says town of Modena.

Joseph Berger:

It's the hamlet of town.

P. Hines (MHE Engineering):

The traffic report, they had a traffic study in preparation, not complete, for the former proposed large warehouse. I know you have to go to DOT for approvals. I don't know what they've asked for yet, but I think we should get some handle on traffic coming in and out of this facility. The storage units probably aren't that much, but just a number so that we can work with. DOT's going to ask you for it anyway. I don't know if you're before them yet for your phase one. The lead agency would trigger their ability to start the review.

Joseph Berger:

Exactly, that's what we're waiting for.

P. Hines (MHE Engineering):

The lead agency circulation, this board tonight can do that. You have health department outstanding still. There's the sidewalk issue. This is in the BD zoning district that requires sidewalks.

Joseph Berger:

We were hoping that we could provide provision for a sidewalk so that we don't get rid of all those nice trees that are there.

P. Hines (MHE Engineering):

That's a town board issue. The code allows some flexibility in that you can post money. That's a town board issue, though you'd have to go to the town board. Right now, the code says you either put the sidewalks in or you go to the town board for relief from that and cost estimate funding so the town can build them in the future. But that's an issue we're going to need resolved sooner than later. Prior to the public hearing we're going to need to answer some of these questions. There is some interest in the neighboring town, which is on the border, so I'd like to get some of these larger SEQRA issues out of the way. The SWPPP review, some information on the traffic, the status of your health department review because at a public hearing we're just going to get inundated with the former residents that were pretty active against the proposed warehouse. There's still interest in them and what's going on here. The town of Gardiner has sent a letter consenting to our lead agency with no objection, but they did state they were reserved to the review. So I think we need, for this board's benefit, I think we need some more of these environmental things checked off before we open it up at a public hearing and aren't able to give them the answers. I'll defer to the board. Obviously it's your decision. No, I agree 100%. The board should, I'm going to recommend they declare themselves lead agency for the SEQRA review tonight.

Joseph Berger:

Because that would help us with the health department. They really are just sitting there. Every time I ask them, they say where's the town, they don't want to go further without next steps.

P. Hines (MHE Engineering):

We did the circulation, we got no objection, we only heard back, I think, from the town of Gardiner. The other agencies didn't even respond. We have record of sending that out. And I think the board could make a motion tonight to declare themselves the lead agency. Okay.

E. VanDeMark:

I'll make a motion that the Town of Plattekill Planning Board declare lead agency on The Ridgeyard.

N. Baum:

I'll second.

E. VanDeMark:

On the vote?

All:

Aye.

E. VanDeMark:

Opposed? Carried.

P. Hines (MHE Engineering):

I'll get you these comments. I got back from vacation last night. I have some comments, but I'll generate them and get them to you folks as well.

Joseph Berger:

If he has the hard copies.

P. Hines (MHE Engineering):

You gave us a link, too, that didn't have it.

Joseph Berger:

No, that was too big. That's why I gave the thumb drive.

P. Hines (MHE Engineering):

I was hoping it was there.

Joseph Berger:

The link was for the drawings. I gave the thumb drive with everything in it because it was just 80-something megabytes. A lot of people don't like those Google links. I don't like them.

P. Hines (MHE Engineering):

I'm showing my age.

Joseph Berger:

Most people don't like them. That's why we delivered with the PDF.

P. Hines (MHE Engineering):

We'll have them now.

Joseph Berger:

I actually brought another thumb drive here if you want. If Liz wants to keep hers, I'll take it. I brought another whole set if you need it so you don't have to give that out.

P. Hines (MHE Engineering):

I'll take that and the hard copy.

Joseph Berger:

I have a hard copy here for you. Or I can just have it delivered tomorrow.

P. Hines (MHE Engineering):

I'll get that from Liz. I'm going to take it with me tonight. We should have one here for the files.

Joseph Berger:

That's what I meant. The one should remain in the tax file. I'm trying to think ahead a little bit. We have consideration for the sidewalk we have to think about and traffic.

P. Hines (MHE Engineering):

The process is spelled out pretty clearly in the code.

Gary Baywright:

There's a little grade change here. We plan on leaving all these trees, and if we put a sidewalk here... And we have this thing here at the end that will just drop off into...

P. Hines (MHE Engineering):

We get that all the time. It's a sidewalk to nowhere, but we have to start somewhere.

Joseph Berger:

The DOT doesn't want the sidewalk on theirs..

P. Hines (MHE Engineering):

Actually, they are now.

Joseph Berger:

They're changing it again?

P. Hines (MHE Engineering):

Yes.

Joseph Berger:

It's interesting. It's region 8. And region 8 over in Dutchess does it. It just pushed me onto our property on Route 9 in Hyde Park. We were going to put it there and they said no push it back onto your property. It's the same region. Matter of fact, it's the same review engineer. As you know DOT is not being reviewed by the resident engineer. It's being reviewed inside. There may be different people inside. We'll check with them and see where we go from there.

DEER RUN INDUSTRIAL PARK of 153 Freetown Rd (SBL 101.2-1-7) Proposing: Site-Plan

E. VanDeMark:

Thank you very much. Thank you. Thank you. Deer Run? [Applicant not present] I don't think so.

D. Eisenhardt:

No.

E. VanDeMark:

Have a good one. Minard Farms. For discussion.

D. Eisenhardt:

That's a discussion.

P. Hines (MHE Engineering):

I generated these status memos for you. So Minard Farms. These are conditions of approval that were in the minutes and they were looking for approval. So the health department approval came in today. So that can check that box. They have a requirement for conservation easements for the planning board attorney to review. I know the status of those. They'll need to give us something for those. They will need coverage for the construction stormwater permit, which we will assist them with. They finished addressing the comments for the stormwater pollution prevention plan. They need to discuss a long-term operation and maintenance for those. So there should be stormwater facility maintenance agreements on each of those lots that have the stormwater improvements. So this was generated for them kind of as a guide of where they're at. Their engineer and Patti Brooks were asking where they were at. So I put this together, but I don't think there's any more action the board has to take. But this is kind of a checklist of what they need to complete, and they did number one already. And there's some number one and four are just comments. And then I think they need to address the conservation easement and the stormwater facilities maintenance agreement, and they'll be fine. And I think similarly with the use he was looking for there, that self-storage facility, and I generated a settlement memo for them. This is an old one. That's the new one. So the town did approve their stormwater maintenance agreement with the proof of filing of that agreement with the county clerk. That assures the long-term operation and maintenance of that. They have securities required for their stormwater management. They need to provide us with a cost estimate for approval by the town board. The code section 89-11A is your self-storage code. There are some compliance with that they need to document. And then they should have inspection fees posted with the town for the stormwater management reviews. So this again is a checklist for them and their consultant to identify the status of the project. But again, no action. They have conditional final approval, and these are the outstanding conditions. As does Minard Farms. They have conditional final approval as well, and those are the conditions. I can do it easier. It's probably in the file.

D. Eisenhardt:

So you said 1 and 4 were already completed? Just 2, 3, 5, and 6?

P. Hines (MHE Engineering):

On Minard Farms, yes. And I think one was today or yesterday that Patti Brooks sent to the health department.

N. Baum:

Do they have a time frame on when?

P. Hines (MHE Engineering):

Yeah, they just have to give us... Those were the resolution conditions.

N. Baum:

It's not one of those items where if it's not done in 6 months we'll extend it?

E. VanDeMark:

I may have misplaced, there it is. No correspondences, we've got one voucher. Must have done a lot last meeting.

P. Hines (MHE Engineering):

13, yeah. It's on tape now, I guess.

E. Ackerly (Clerk):

I spent 20 minutes on the phone with Lacey about that, making sure something happened. I clearly messed up, and I was like, Lacey, help me, please. But everything was all good, there were no missing vouchers, I just had a senior moment.

D. Eisenhardt:

Aren't you too young for senior moments? Midlife moments.

P. Hines (MHE Engineering):

It's all on tape here, stop. The tape is rolling.

N. Baum:

I do have a voucher for the New York state planning federation for town membership dues for 2026.

E. VanDeMark:

In the amount of \$162.50. I'll make a motion we pay that voucher to NYPF in the amount of \$162.50. On the vote?

All:

Aye.

E. VanDeMark:

Opposed? Done.

J. LaFiandra:

Did we have a voucher for them at the last meeting? I believe we did.

E. VanDeMark:

Before I sign this, is this a duplicate?

N. Baum:

It was a different amount for 325 to the New York planning federation. I assumed it was two different fees are what we're paying. I'm not sure if that's for education, this is for something different.

E. Ackerly (Clerk):

I had to give that back to Tiffany because I had to split it down the middle.

N. Baum:

We're nullifying that one? I thought there were two copies.

E. Ackerly (Clerk):

It had to be split down the middle.

N. Baum:

For zoning board and us?

E. Ackerly (Clerk):

Yes. That one is null and void. Sorry, I forgot to mention that.

E. VanDeMark:

Approval of minutes from December 9th and the 13th.

D. Eisenhardt:

We don't have the 9th's, they were in last month's packet. The last meeting's packet.

N. Baum:

I didn't bring mine tonight.

D. Eisenhardt:

I didn't bring mine, but I didn't see any issues with it when I did look at it.

E. Ackerly (Clerk):

The only hold up on the last one was what Nate and I had discussed, which I had fixed. I think that was the only thing hanging you guys up from accepting them.

N. Baum:

I had like a few interactions that I don't recall.

E. Ackerly (Clerk):

Joe, I got your corrections. Thank you.

N. Baum:

On page 3, it says Oregon under a comment of Rich.

D. Eisenhardt:

That's what I'm questioning. "How much of the building are you using, Oregon?"

E. Ackerly (Clerk):

I'll go back and check. Who says it?

N. Baum:

Rich.

D. Eisenhardt:

That was the only question I had for this one. I didn't understand what that meant.

E. VanDeMark:

My page 3 does not look like that.

D. Eisenhardt:

The minutes. Yours is a little different. Here it is. Yours is page 4 for some reason.

E. VanDeMark:

I've got to re-listen to that to see what he really said.

N. Baum:

I've got two, one on page 6. I'm pretty sure. "He's" got a schematic, not "he got."

D. Eisenhardt:

He got a schematic. Is that schematic of the site?

N. Baum:

I'm not really sure. Is that supposed to be the schematic of the site? In the second sentence?

E. Ackerly (Clerk):

I'm sure there's a the.

N. Baum:

I talk quietly. On page 10. Seven down for me. Rich made that motion. I make a motion we pay the voucher for office depot supplies.

D. Eisenhardt:

You said Rich made that?

N. Baum:

I never make the motion.

D. Eisenhardt:

"I make a motion" should be under Rich's name.

N. Baum:

On page 11. Five down, there's no.

D. Eisenhardt:

It's like \$2 left so this does cover that.

N. Baum:

No question mark. Six down, how much? I believe that was also Rich. He was asking me to clarify how much.

E. VanDeMark:

My copy for some reason is all Jacked up. Page 14 for me.

D. Eisenhardt:

We don't have a 14.

P. Hines (MHE Engineering):

Ours ended at 13.

E. VanDeMark:

Print it online.

D. Eisenhardt:

Do we want to make a motion to accept these minutes with the changes?

E. VanDeMark:

Anybody else see anything?

D. Eisenhardt:

You only got a couple. 13 pages.

E. VanDeMark:

I'll make a motion we accept the minutes of the January 13 meeting with corrections as noted.

D. Eisenhardt:

Second.

E. VanDeMark:

Opposed?

N. Baum:

Do we need to do one for the other minutes or we made the motion to approve as amended?

E. Ackerly (Clerk):

You do need to approve those last minutes because we did table them.

D. Eisenhardt:

We'll have to table them again because none of us have December 9 minutes on us.

E. Ackerly (Clerk):

The only one that had an issue with it was Nate, everyone else was good.

N. Baum:

I'm fine moving ahead with those.

E. VanDeMark:

Okay so we can pass it?

N. Baum:

Yes, it was just she was going to go back and review for the items I mentioned last time.

E. VanDeMark:

I'll make a motion that we approve the minutes of the December 9th meeting with corrections.

D. Eisenhardt:

Second.

E. VanDeMark:

Opposed?

D. Eisenhardt:

I make a motion to adjourn the meeting.

J. LaFiandra:

Second.

All:

Aye.