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

Minutes of September 22, 2026

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

ROLL CALL: Ernie VanDeMark, Richard Gorres, Richard Dmytry and Eric Merritt

EXCUSED: Joseph LaFiandra, Nathaniel Baum and Darlene Eisenhardt

ALSO PRESENT: Jonathan Walker, MHE Engineering

NEW BUSINESS:

- Louis Cariola of 591 New Unionville Rd (SBL 108.1-2-12)

Proposing: Lot line change

-Referred to make an appointment with the accessor first.

- Sysco Southern Depot of 5 Orchard Dr Gardiner (SBL 101.1-6-4.314)

Proposing: A modification to the site plan

-Formal site plan done by an engineer requested
-Full EAF requested for more information

- Timothy Moran of 1741 Rt 32 (SBL 101.3-2-17.216)

Proposing: Subdivision

-Sue Demskie came to represent for Patti Brooks
-Vacant lots with a proposed single-family dwelling
-Planning board declared lead agency

OLD BUSINESS:

- National Great Pyrenees Rescue Inc. of 75 Allhusen Rd. (SBL 94.4-5-2.21)

Proposing: Dog Kennel Site-Plan

-Declared Neg Dec
-Granted contingent final approval once MHE Engineering sends over part 3 of SEQRA form for the chairman to sign.

DISCUSSION:

- South Street Builders site plan extension
  -A six (6) month site plan extension was granted
- Plattekill Library
  -Motion made for Neg. Dec
  -Motion made to grant contingent final approval upon receiving comments from the engineer on drainage and comments from DOT on sidewalks and curb cuts

APPROVAL OF MINUTES:
September 8, 2026 EV/RG/AYE

ADJOURNMENT: 8:51pm RG/EV/EM/AYE

E. VanDeMark
Okay, Darlene Eisenhardt is excused tonight, Nate Baum is excused.
Rich Dmytry?

R. Dmytry
Yeah.

E. VanDeMark
Rich Gorres?

R. Gorres
Here.

E. VanDeMark
Joe LaFiandra is also excused.
Eric Merritt?

E. Merritt
Here.

E. VanDeMark
Myself, Ernie Vandermark, is present. We have a quorum.
We will move the approval of the minutes to the end of the meeting. First up will be Mr. Louis Cariola. So, go over your dilemma, I guess you would call it, right?

Louis Cariola

L. Cariola
Yes, it is a dilemma.

E. VanDeMark
Tell us what's going on.

L. Cariola
I bought an 1850's house at the top of New Unionville Road. I paid $7,000 for the house because it had no water, no sewer, no nothing. It was 1850, an outhouse was the best thing it had. When I

bought it, the deed said it had three acres more or less. The first couple of years, I was assessed on three acres. Matter of fact, it was for eight years at three acres. Then in 1980, I had it surveyed, and it came out to be 2.57 acres. So, for the next nine years, I was assessed at 2.57 acres. Then starting in '91 and I had nothing to do with it the town or county raised it to 5.5 acres and that lasted for six years. Then from '97 on 6.2 acres.

E. VanDeMark
I've never seen that happen before.

R. Gorres
Yeah, I don't think it grows like that though.

L. Cariola
You know, and I hate to say it, I haven't had too much luck with the county as far as taking care of issues. They had the nerve to say, well, for 40 years, you kept it where it is now, which is 6.2 acres and you didn't do anything. Everything here in yellow is changes. I have a couple other lots there. They kept on changing. After all those years, I said why am I doing it? I also got how much I was paying for each of these properties.
My grandfather in 1927, almost going to be 100 years, bought two farms, 65 and 35 acres. He had four sons-in-law. So, they figured, we can put a little house up here, and maybe we can grow our vegetables for our stores. The four of the men, his sons-in-law, did build four homes up there. What they wanted to do was have four houses, but then they wanted a lot that they could farm on. They had eight acres. My grandfather, he also got two acres. So, there was ten acres, it was all surveyed by the same guy. My grandfather was the only one who didn't put anything up there. So, the whole issue was, they added this when I went from 3 acres to 2.57 acres, 5.5 acres to 6.2 acres, when I basically stopped in '03.

R. Gorres
How did they, without there being a lot line deletion, which would be what you'd have to do to make these 6 acres, you'd have to pull that lot line out, how did they make this into 6 acres without any kind of paperwork?

E. VanDeMark
Is that the map that's on record at the county?

L. Cariola
Yes.

R. Gorres
Where did they get the information to pull that lot line out and make one lot out of it?

E. VanDeMark
You would think that there would be documentation somewhere.

R. Gorres
You'd think that when he had the survey done in '81, that that would be sufficient to prove that it doesn't exist.
E. VanDeMark
This is your house. This is the old house.

L. Cariola
Yes, I added on. They raised the assessment, which made sense, because I doubled the size of the house, cleaned it up, put siding on it, and all kinds of other things.

R. Gorres
You'd have to do a subdivision to prove to them.

E. VanDeMark
That's exactly what the attorney is recommending, that we process this as a two-lot subdivision.

R. Gorres
Yeah, that makes sense.

E. VanDeMark
Those are the two pieces that are in question.

R. Gorres
The road doesn't separate them, so the only way to fix this is to do a subdivision. So you get a map that looks just like this again.

L. Cariola
Yeah, but it was never combined. Two different owners, completely.

R. Gorres
Did you ask them where they got the proof, or the paperwork?

L. Cariola
All I got from them was a wise answer about... all those years, you never said anything. After they were playing around, changing it almost every other year.

E. VanDeMark
This is a unique one.

L. Cariola
And they've all been surveyed twice.

R. Gorres
Is this the most current survey?

L. Cariola
Yes, that was '92.

R. Gorres
They've never seen this?

L. Cariola
I've tried to tell them these were never owned together. They won't listen to me.

R. Gorres
So, they're sending you one tax bill for six acres?

L. Cariola
Yes.

R. Gorres
How can you do that when there's two separate lots? I don't know.

L. Cariola
I mean, they are distinguishably separate.

R. Gorres
Yeah, I see that.

J. Walker
Do you have a survey of this lot, separate?

L. Cariola
Yes. I have all of them. Wilkin did the survey in 1940 for all ten of these.
Then the years later, again, I had the survey done for the whole thing.

R. Gorres
Your attorney has seen this, I take it.

L. Cariola
Well, you guys, not me. Not my attorney.

E. VanDeMark
Right the planning board's attorney.

J. Walker
Plus, this survey? I don't know if this was included.

R. Gorres
So, the question for the attorney would be, how is he paying taxes on one lot that are already subdivided and how do you fix that? I don't know what we do here except do a subdivision on something that's already subdivided?

E. VanDeMark
Exactly.

R. Gorres
Have you talked to our assessor yet? If this is the map of what it is and they've got this tax wrong you need to talk to the assessor first. There's nothing we can really do.
I would take this map and go talk to the assessor with your tax bill and ask them how do you fix this? The assessor is the only one that can fix it.

L. Cariola
But it's not subdivided.

R. Gorres
Well, it's two lots. It was subdivided way back when because this was broken off another lot. So, you've got to take this map and talk to the assessor.

L. Cariola
Okay.

R. Gorres
You're getting taxed for two lots and you only own this.

L. Cariola
Well, I own them both.

R. Gorres
Well, you do but they're separate.

L. Cariola
Yes.

R. Gorres
You should be getting two separate tax bills.

L. Cariola
Correct. That's it. I don't have a problem getting two separate tax bills.

R. Gorres
Well, then talk to the assessor because we can't do anything with that.

E. VanDeMark
Because one lot is undeveloped and the other one has a home on it, it's going to make the lot smaller with a home on it.

R. Gorres
If you want to put it in a trust, it's got to be fixed.

L. Cariola
That's the biggest problem.

R. Gorres
Call the town hall in the morning and talk to the assessor clerk and she'll make you an appointment to see the assessor. Take that survey with you and your tax bill and ask them how that works.

E. VanDeMark
Alright, thanks for bringing that puzzle to us.
Next up on the agenda tonight, Sysco Southern Depot. How you doing?

Sysco Southern Depot.

J. Klimes
Pretty good. I'm John Klimes, I'm the director of Fleet and Facilities. What you have in front of you, I forward a whole bunch of information, but just in a nutshell, Sysco operates truck depots. We are based in Half Moon, New York. We have a depot in Plattsburgh, one in Oneonta, one in Rutland, Vermont, and then one in Highland that we're looking to move over just down the road in Gardiner.

E. VanDeMark
That's actually in Town of Plattekill.

J. Klimes
Yeah, Town of Plattekill. It says Gardiner on the map, so bear with me. Just going off the mailing address. Basically, we park trucks there, drivers show up, grab their loads, leave, go out and deliver during the day, come back. At night, the shuttle guys will grab two trailers and then run up to Half Moon, load, come back, drop those trailers, grab two more, and then make two turns a night.
Talked to the landlord's representative, John Quinn, I think it is, the realtor, and he's the one who let me know I need to do a site plan. Never put together a site plan, so let me know what I need or what I can do to finish up. Mr. Walker, you sent a bunch of questions. I sent some replies. Happy to answer all of them. There was one question I had at the very end because I figured it out. I did the sketch, graphs everything out, gives you the dimensions, everything else. By you asking those questions, I went back and looked. Our rented space is under an acre. It's .68 of an acre I don't think we need a SWPPP, and we're falling under that master site. When I first dropped off the packet, I talked to one of the gentlemen, the inspector, and he's the one that told me that they were already set up as a warehouse. As far as I know, they're currently zoned. They're operating as a warehouse now. We're basically within that envelope. Then you've got other questions If you want to just go right down the line, I'm happy to answer them.

E. VanDeMark
Before you start, Rich, that's the old Stanley Orchard, correct? 5 Orchard Drive?

R. Gorres
Yeah. I was trying to think that because that's always been used for trucking and stuff in and out of there. So, it's just a change of who's in and out of there with trucks.

E. VanDeMark
I'm sure you've looked into this already, but can you legally pull two 28-footers instead of doubles out of that on the state road to get wherever you've got to go?

J. Klimes
We do it every day on the secondary roads. If the trailer is 28-foot 6 loaded deck, that makes you only eligible for the thruway. That difference of six inches, that's why all the trailers are designed for that. They're allowed on the secondary roads.

J. Walker
Okay. You want to run through these?
I mean, number one is site plan. Right? You already covered that.

J. Klimes
Yep, figured it out. Got the dimensions, did it to scale, checked all. I ended up doing a separate copy, an email because I had to print that out to figure out the scale and do all that and then reverse engineer it. There is a cleaned up smaller version and then in there, I also noticed an adjacent property. So, in the packet, there should be a smaller one. It actually has, on the backside, all the adjacent properties.
So currently, we're operating 15 trucks.
Recently, we bought out Ginsberg's Foods. We don't know what the impact is going to be. So, we plan for more but Ginsberg is right in the middle of our two sites, between here and our Half Moon location.

R. Gorres
They're in Hudson, right?

J. Klimes
Hudson, yes, sir. Yeah, but their market share is actually kind of small and they also ship out to Binghamton. So that might get picked up by Syracuse.
So, either way, I'd rather plan for more than less because our current location, is an unstable surface. We literally sink trucks about once a week over there during the fall and in the spring. So that gets quite expensive getting them towed out in their own yard.

J. Walker
I think this is fine for a concept level, but to follow town code, I believe the site plan, the formal site plan, would need to be prepared by a professional engineer.

J. Klimes
Okay, so how do I do that? It just says a sketch.

J. Walker
Did you grab the town's current checklist?

J. Klimes
I did. It just says sketch these dimensions and it has a list of all the stuff. That's why I started to hand writing in all the stuff. As far as a formal site plan, and here's the tough part. We don't own the parcel. There are other people on that parcel so how do I do a site plan for adjacent businesses? That's where I was stuck. That's why I tried to do our concept as best as I could with the information I have. All we're using the dock for is to back up, take our electric power jacks off, to plug them in. It's literally, they bump the dock, open the door, pull the walkie jack off, go over, plug it in, and that's it.

J. Walker
I could follow up with you and try to provide some guidance on putting a site plan together.

J. Klimes
I'd be happy to do that because the other part of that is the lease, as far as the landlord, the attorney's not even willing to do anything until they know what the planning board is going to do. We're not going to commit funds if we don't know if we can get a lease because this is $6,000 plus a month. I'll be happy to put it together but as far as an engineer plan, that takes time. Our timeline is we're supposed to actually start the lease 1st of October. So, we've been doing this. We have time to roll into it but as long as we know we're going that way, we'll do whatever it takes within reason.

J. Walker
Yeah. Well, I think there's a couple more steps. Once a site plan is in front of us, you know, there's declaring for lead agency and circulating that to the other applicable agencies that need to review and comment.
DOT, one of them. For the SEQRA process. So that kind of covers item number two. I don't know if there's a potential issue for noise being that the activity is late at night.

J. Klimes
All right. I actually looked it up in the code and it's 73-4 and because where this location is zoned, it's allowed there is no limits. 24 hours a day, seven days a week and then the town's only requirement is not to exceed 65 decibels. Our equipment, we operate in hospitals, nursing homes, all over the place. We are normally quieter mufflers; our guys are trained not to use engine brakes in residential areas because we would lose a lot of market share. In there and in the bigger sketch you'll see through all those documents I got it all over the place, our trailers are only 60 decibels, our tractors, older ones are about 62, newer ones are coming in at 55. They're a lot quieter they got more bells and whistles. I think the electronics in the inside; the early warning system is louder than the actual truck.

J. Walker
If you have that information you could submit that.

J. Klimes
Okay. Sound info that's all right from the manufacturer websites.

R. Gorres
You'll need that.
It's mostly businesses around anyway and the farm.

J. Walker
There's no residential there?

R. Gorres
There's a residence, you go around the corner down the road about a thousand feet.

E. VanDeMark
So, you'd be going North and South on 32?

J. Klimes
Yes because that's a shortcut for us that cuts off almost 20 minutes going into Newburgh. Then part of the research on the routes at the very end you'll actually see the routes. I checked because we have one bridge limited on 32.

E. VanDeMark
32 North?

J. Klimes
Yep. If we're empty we can cross on that one.
If I pull tandems, if I'm coming back empty, I'm legal.

E. VanDeMark
Right.

J. Klimes
Once I put a load on, and again, we work within if there's a requirement for permits, so even like Vermont, our books normally have a stack of permits for all our routes. Again, we want to stay in neighborhoods, that's why we make sure we do everything we can.

J. Walker
The comment about one acre of disturbance, that came from the short form or your full EAF.

J. Klimes
I actually sent an updated one. Oh, you did, okay.

E. VanDeMark
You feel you're under one acre, right?

J. Klimes
Actually, what I did was in the sketch you see the calculated area and it comes out to .68 of an acre that we're actually using.

J. Walker
Okay, thank you. Then that should resolve the one-acre SWPPP comment.

R. Gorres
So, my question is, John, what is the disturbance if it's already there?

J. Walker
You're going to repave this?

J. Klimes
Nope.

J. Walker
So there really is no disturbance.

J. Klimes
Prior to doing this, our realty group in Houston, Texas, I had to go through our area president and they like to see it pretty. I overlaid where the actual parking area would be and just to portray what the actual site, what the concept would be.

R. Gorres
You're going to be putting gravel over grass, so it's still going to be drainage there.

J. Klimes
It's actually got a nice downward slope, not too drastic. I'd say probably about a two degrees towards the back end. I've been there when it's heavy rain, so actually there's been no puddles other than as you first come in there's two divots, that was part of the agreement of us going in that they would have to fill it.

J. Walker
What area of the 28,000 square feet is already pavement or gravel?

J. Klimes
It is all solid. Towards the back end it's like grass, but you kick that little bit of gravel on top, it's solid underneath.

J. Walker
Yeah, so that's really not disturbance.
So, you might need to revise this one more time.

E. VanDeMark
You're pretty much just leasing the yard.

J. Klimes
Yes, sir.

E. VanDeMark
Only thing you're using the building for is the back end?

J. Klimes
Guys come in, park their vehicles, jump in the truck, and then they can only be on site for 15 minutes, not to exceed 30 minutes. But because of our requirements, they have to be on the road within 20 minutes. They literally check the lights, look for any leaking fluids, and then go. That's the updated sizes because I thought there was public water because it was one of the other ones, so that was item number 10 or 11. Found out after the fact it was actually well and septic.

R. Gorres
You revised that on here?

J. Klimes
Yes, sir.

R. Gorres
Nobody really there all day, right?

J. Klimes
I have one supervisor that he comes in, does his paperwork, and leaves.

R. Gorres
Okay.

J. Klimes
There's nobody permanently there.

E. VanDeMark
There's not going to be an office or anything like that?

J. Klimes
We have an office, so when they come in at night, they basically have their lockers and then their handhelds go into charger cradles. They come in and have any closeouts. We have our mandatory board for the union, so they have to actually have an information board because of the hours we operate. A supervisor has his office, so if he has to do paperwork, sit down with a driver and write him up or whatever, he has a space to work.

R. Gorres
So, there's only really one person there.

J. Walker
So, item 6 is a full EAF should be completed. When you do this online, it'll generate a summary sheet?

J. Klimes
Well, there was a problem with that. I actually went on the DEC site, selected, drew the area, clicked on the short form, said it would generate, and I spent three hours playing around with it. It didn't work.

J. Walker
There's a glitch with that system.

J. Klimes
Then I tried the long form. That didn't work.
I'd have to do it on my own computer because our stuff is so blocked, there's only certain places you can go.

J. Walker
Yeah, I understand wanting to do it by hand. But, yeah, check the pop-up blocker and do a full EAF.

J. Klimes
I was confused on the long form, or the full, right?
When I read online, it said a Type 1 action, except your next comment said it's an unlisted.

J. Walker
Right.

J. Klimes
Unlisted generally is the short form. As I read it, I didn't know how it qualified for a Type 1.

J. Walker
Yeah, it's not a Type 1. It's an unlisted action based on the information you provided.
It just asks a couple more questions that cover the basis from the town's perspective for proper environmental review. That's all.

J. Klimes
Okay.

J. Walker
So, do that and then resubmit it. When we come back to talk about this, then we can talk about declaring intent for lead agency.

J. Klimes
There's the lead agency, and then what's next?

E. VanDeMark
There's a period of time from the time we circulate our intent to see if any response comes back.

J. Walker
I think it's a 30-day circulation.

J. Klimes
So, we're talking November.

J. Walker
Yeah.

J. Klimes
Okay, so we can't lease if we don't know when we're going to be cleared.
Not to rush you, I just wish that more of that was known.

E. VanDeMark
That's the way the process goes. There are no cutting corners on the 30 days. I don't see any problem with it either. I mean, historically, that property has been used for just what your intent is.

J. Klimes
Not to put you on the spot, other than the processes and the more formal site sketch. Long-form, more formal site sketch. What else are you guys looking for so we can make sure? I think I've answered pretty much, and we still have the lead agency.
We have the DOT to chime in.

J. Walker
Right.

J. Klimes
I'm pretty sure that, and ingress, egress, and it was already an established area. I think we're covered.

R. Gorres
Because the ingress and egress are on a county road. Right.

J. Walker
It's a county or state road?

R. Gorres
County. Orchard Road is a county road. It literally is adjoined to the state road, but you have to go 100 feet on Orchard Road to get there.

E. VanDeMark
Yeah, even though it's a couple hundred feet.

J. Klimes
All right to recap I need to send you the vehicle sound information that's easy from the manufacturer website. I need to do the full report from the DEC, the long form.
Then once the lead agency is established, the county's got to weigh in as far as the use of the route, DOT, and then anything else that could pop up. Then timeline earliest would be November?

J. Walker
Yeah, November or December.

J. Klimes
I appreciate that. Like I said, it was quite the surprise because most places where we have depots, there's been no requirement to do this.

Timothy Moran

E. VanDeMark
Okay. Mr. Moran.

S. Demskie
I'm here on behalf of Patti Brooks.

J. Walker
I reviewed this with Pat and he pointed out about the previous application for this property.

S. Demskie
So, I have this.

E. VanDeMark
Is it withdrawn?

J. Walker
Says we'll decline the project and be withdrawn. They're not going forward.
Okay. This was last year.

E. VanDeMark
It should go to the building department and be made part of the record.

A. Christiana
Is that what Patti received in email?

S. Demskie
It is.

A. Christiana
The building department has that already. That's who I got that from to send over to Patti.

S. Demskie
Thank you. Okay.

A. Christiana
Also, could you just state your name for the record for me?

S. Demskie
Sue Demskie.
D-E-M-S-K-I-E.

A. Christiana
Thank you.

S. Demskie
You're welcome.

J. Walker
Number two was just adding a note to the plans that any future use of either lot will require submission to the town planning board for review.

S. Demskie
Patti had noted that it shouldn't be required because single family dwellings on each lot would not require planning board review.

J. Walker
You have a home or there is a resident on here?

S. Demskie
They're vacant. All that's proposed are single family dwellings.

J. Walker
It's zoned as residential. So, the point you're trying to make is that it's not required for single family residential?

S. Demskie
Right.

J. Walker
But somebody could purchase this property and develop it with other intention than a single family?

E. VanDeMark
Well, then they would have to come back.

J. Walker
Yeah that's the only point of adding that note on there. If the note wants to read any future development besides single family residential.
Number three is just recommendation that the town board can declare its intention as lead agency and circulate to the following agencies. I think the only agency that we noted was New York State Department of Environmental Conservation.

S. Demskie
How about DOT?

E. VanDeMark
It's on 32. The property is right on State Road.

J. Walker
Okay, yeah and DOT.

S. Demskie
Will the town handle that?

J. Walker
No, our office.

S. Demskie
Great and then would we be able to be set up for a public hearing?

E. VanDeMark
I was thinking we have to do lead agency first.

R. Gorres
After that 30 days we can move it forward.

S. Demskie
So, add the note to the plan.

R. Gorres
Make a motion we the Town of Plattekill take lead agency for the Moran subdivision.
E. VanDeMark
I'll second it.
On the vote?

ALL
Aye.

J. Walker
So, I think that's good. I think our next steps is just filling this out. Right, because you provided part one.

S. Demskie
Short form, yep.

J. Walker
All right, so then we'll reach out if we have any questions and we'll start that process.

S. Demskie
Great, and that takes how long?

E. VanDeMark
It's 30 days period from the time it's issued.

S. Demskie
Okay. All right, thank you for your time.

National Great Pyrenees Rescue

E. VanDeMark
Okay, under old business National Great Pyrenees Rescue.

C. Richman
We submitted our noise study May 28th. The review of the noise study is, September 4th. We didn't really get it until the 17th and I called the CEO discussed what we were going to do and stayed up till 2:30 in the morning writing this to get this to you as soon as I could so I hope everyone has it and has had a chance to read it. I could read it out loud if you like because it's a lot shorter than the two pages. I'm just restating the town code for most of that but the basics of this is if a dog is noisy we pull him in. We pull him inside and that's what we're talking about here is the concept of a dog barking for more than 10 minutes at a time regardless of the decibel reading. We understand that is of importance because even if it's not too loud people don't want to hear incessant barking. Pyrenees are not a breed that does the incessant barking. They bark when they want to warn of a noise or to warn off the predator but they don't just bark for no reason.
Should I read this letter to you? I don't know if people have had a chance.

E. VanDeMark
So, it's two pages?

C. Richman
Yeah.

E. VanDeMark
Yep, I have it and I did read this already.

C. Richman
So basically, there's two ways a dog is outside. One is when it's in the field and there's going to be up to six dogs at a time in the field. If one dog is barking incessantly they just lose their field privileges. We have the living room for them to hang out in inside the kennel and we take them for dog walks which is pretty much what a pet dog has. They get to relieve themselves they get to hang out in the house and they get a walk. If they are in their pen there's a dog door each indoor pen has a dog door that leads to an outside pen and if they make noise they do need to use that to go to the bathroom. They need time in the morning and then another break during the day and then after dinner before they go to sleep. They need to have access to that pen but it doesn't mean that they have to have unlimited access. It doesn't mean they have to have access more than 5 minutes. So again, if there is a particular dog that's noisy we will limit their time to just having time to go to the bathroom and then come back in we'll get them in and their indoor pens are pretty big. I've already forgotten it's been so long I think it's 6 by 8 feet and they can be there or have access to the living room and they will get a dog walk. Also, the design the U-shape design of the kennel is going to really help minimize the sound that comes out because the walls of the kennel will be a really good sound barrier and we can put any noisy dogs in the U-shape part the inner courtyard and if that doesn't work they will lose their privilege. So, there are a lot of ways to adjust there's going to be someone there all the time.

J. Walker
Yeah I was going to ask you how many staff members that you plan on having there? Is it just one?

C. Richman
Well one and a half I would say one full time and one part time. They'll be there till probably eight at night and when the dogs go to sleep we're going to have cameras inside we're going to have I don't know if you know the site plan that well there's a bedroom area for emergencies so if the kennel manager needs to sleep inside the kennel because let's say a dog is sick or the cameras aren't working or some reason then they can sleep there and monitor but all the dogs will be inside by eight o'clock.

R. Gorres
Okay all that needs to go in your site plan too.

C. Richman
I prepared a narrative that site plan is chock full so there's a narrative and I've already done one addendum to the narrative and this is I've labeled this the second addendum because it's better as a writing and we wouldn't be able to put this on the site plan but it can become part of the application and part of the special permit.

R. Gorres
This is part of the approval process.

C. Richman
We just lost the entire summer on just waiting for this and we're eager to start we've had people donate tens of thousands of dollars and we're watching dogs that we can't save hoping that we could. I was hoping you could even vote on it today I don't know what's going to happen with now that you have fewer people here

R. Gorres
Well, we asked them to do a noise study and they did. I have to be honest with you noise study is kind of vague but with her addendums here she's kind of answering the questions because when I read the noise study what she's saying here answers the questions that the noise study kind of left open. So, I'm okay with that. She's doing everything she can do to minimize the noise at the site. As long as we get copies of the what she just talked about and they're attached with the site plan because if the building inspector has to go out there he's got to have something in his hand to enforce it. Other than that, I'm okay with it.

J. Walker
I think you have to Neg Dec.

R. Gorres
I don't think you've done the SEQRA yet.

J. Walker
You've got to close that part out, negative declaration.

C. Richman
We submitted our proposed Neg Dec and so I guess you have to vote on that.

J. Walker
It's been circulated, right? There were no comments. Everything has been addressed. I talked to Pat about this before. He said everything has been addressed and if the board is satisfied with your answer to the noise study question then everything else has been addressed and you're in a position to Neg Dec and move forward.

R. Gorres
I'll make a motion we declare a negative declaration for National Great Pyrenees Rescue.

E. VanDeMark
Second.
On the vote?

ALL
Aye.

J. Walker
I mentioned that we can run through part two and part three and you would sign part three and then that would be done.
Part two of the full environmental assessment form, number one impact on land is checked yes, just due to the fact that there is some land disturbance, but it's satisfied and covered because you've provided an erosion and sediment control plan. Proposed action may involve construction on land where depth to water table is less than three feet, that's checked, no, or small impact may occur. I'm just going to say no or small impact. Proposed action may involve construction on slopes of 15% or greater, no or small impact. Proposed action may involve construction on land where bedrock is exposed or generally within five feet of existing ground surface, no or small impact. Proposed action may involve the excavation and removal of more than 1,000 tons of natural material, no. Proposed action may involve construction that continues for more than one year or in multiple phases, no. Proposed action may result in increased erosion, whether from physical disturbance or vegetation removal, including for treatment by herbicides, no. Proposed action is or may be located within a coastal erosion hazard area, no, no other impacts. Number two is impact on geological features, that's checked, no. Number three is impacts on surface water, that's checked, yes. Disturbance is less than one acre, again, there is an erosion and sediment control plan in place to mitigate impacts on surface water. A is proposed action may create a new water body, no. Proposed action may result in an increase or decrease over 10% or more than a 10 acre increase or decrease in the surface area of any body of water, no. Proposed action may involve dredging more than 100 cubic yards of material from a wetland or water body, no. Proposed action may involve construction within or in adjoining a freshwater or tidal wetland or in the bed or banks of any other water body, no. Proposed action may create turbidity in a water body either from upland erosion, runoff, or by disturbing bottom sediments, no. Proposed action may include construction of one or more intakes for withdrawal of water from surface water, no. Proposed action may include construction of one or more outfalls for discharge of wastewater to surface waters, no. Proposed action may cause soil erosion or otherwise create a source of stormwater discharge that may lead to siltation or other degradation of receiving water bodies at small impact based on the erosion and sediment control plants. Proposed action may affect the water quality of any water bodies within or downstream of the site of the proposed action, again, small impact. Proposed action may involve the application of pesticides or herbicides in or around any water body, no. Proposed action may require the construction of new or expansion of existing wastewater treatment facilities, no. Other impacts, no. Number four is impact on groundwater. It's checked yes because you are proposing a new groundwater well. The proposed action may require new water supply wells or create additional demand on supplies from existing water supply wells, small impact water supply. Demand from the proposed action may exceed safe and sustainable withdrawal capacity rate of the local supplier aquifer, no. Proposed action may allow or result in residential use in areas without water and sewer service, no. Proposed action may include or require wastewater discharge to groundwater, no. Proposed action may result in the construction of water supply wells in locations where groundwater is or suspected to be contaminated, no. Proposed action may require the bulk storage of petroleum or chemical products over groundwater or an aquifer, no. Proposed action may involve the commercial application of pesticides within 100 feet of potable drinking water or irrigation sources, no. No other impacts. Number five is the impact on flooding, that's no. Impacts on air and climate, no. Impacts on plants and animals, no. Impact on agricultural resources, no. Impacts on aesthetic resources, no. Impact on historic and

archaeological resources, no. Impact on open space and recreation, no. Impact on critical environmental areas, no. Impact on transportation, no. Impact on energy, no. Impact on noise, odor, and light, yes. The noise study has been provided and you have addressed those comments. The proposed action may produce sound above noise levels established by local regulation; we've checked no or small impact. Proposed action may result in blasting within 1,500 feet of any residence, hospital, school, licensed day care center, or nursing home, no. Proposed action may result in routine odors for more than one hour per day, no. Proposed action may result in light shining onto adjoining properties, no. The proposed action may result in lighting creating sky glow brighter than existing area conditions, no. No other impacts. Number 16 is impact on human health, that is checked no. Number 17, consistency with community plans, checked no, but that might be by accident here. Proposed action is not consistent, the answer to that is no. Sorry about that. Number 18 is consistency with community character, that is no, based on the question it's asking if it's inconsistent with the existing community character, so the answer is no. Impact on disadvantaged communities, the answer is no. Number 20 is future physical climate risks, that answer is no as well. So that concludes part two, I don't have part three printed out with me, but I'll get that to you and you'll sign the original to give the planning board clerk.

R. Gorres
So, you still have to do part three?

J. Walker
Yeah.

R. Gorres
We still have to make her comments part of the record.
I'll make a motion we grant contingent final approval for the Great Pyrenees Rescue based on finishing part three of the SEQRA form and the addition of comments about the sound study.

E. VanDeMark
I'll second it.
On the vote?

ALL
Aye.

R. Gorres
Arlene these have to be added to the site plan maps even if they are stappled to the back.

J. Walker
I'll reach out to you and get part three signed and you guys keep the original and we keep just a copy.

E. VanDeMark
All right. We'll take care of that.

C. Richman
Well, thank you. Do we have to wait for anything to come back to us on this?

R. Gorres
The maps have to be signed. After everything is here, after he gets done with part three, make sure those two addendums you have are attached to those maps that he can sign. He signs all the copies.

South Street Builders

E. VanDeMark
Under discussion, we have South Street Builders site plan requesting a two-year extension on the site plan.

R. Gorres
Yeah, we don't do two-year extensions you get them in 6-month extensions. Is he wanting one starting now?

A. Christiana
The current one he has will expire October of this year.

R. Gorres
If he wants an extension, there are six-month extensions. I'm not sure why he's taking so long, but I'll make a motion we grant a six-month extension for Gerald Paribelli South Street Builders subdivision.

E. VanDeMark
I'll second.
On the vote?

ALL
Aye.

R. Gorres
Just make sure, Arlene, when you send him the letter it's a six-month extension.
He has to apply again in six months or five months.

Plattekill Library

E. VanDeMark
Okay. Last but not least, Plattekill Library.

C. Harp
So good evening, and thank you for making the accommodation to add us on behalf of the entire project team. It's very helpful. I'm Chris Harp with Alamos Architecture. This is John Vett, and we're representing the project tonight. The reason we're here is really for good measure. As you recall, we've been here several times. We started looking at the lighting. There were some

comments to address lighting, so we addressed those. There were some comments to address the garbage and screening that. We addressed those, and there was one additional comment related to drainage.

R. Gorres
Do you have any of this stuff yet?

J. Walker
No.

C. Harp
Just giving a summary of what we've gone through. The public hearing was closed, and then we engaged with DOT, and we were working with DOT up until we still are working with DOT, to be honest. And once we started working with DOT, we never returned to the planning board until we had resolved from DOT, and so we never actually closed out SEQRA and declared a negative declaration. We're prepared tonight to show you the one outstanding item that was open during the public comment, which is about the drainage. Control Point and Andy Willingham returned to the site to shoot more spot elevations and confirm there is no negative impact related to drainage, and additionally they've added infiltrators to deal with surface runoff from the building. With that information, we would like to close out SEQRA and declare a negative declaration and reaffirm the conditional approval.

E. VanDeMark
Rich, have you read the resolution.

R. Gorres
Do we have all these comments and all the paperwork for this Arlene?

E. VanDeMark
Arlene has looked back through the tapes as well looking for a time we may have declared a neg dec.

A. Christiana
I found that on November 18th we took lead agency, but I don't see anything after that.

R. Gorres
Do we have comments from DOT or are they're still waiting on that. The comments are for the entrance and for the sidewalks?

E. VanDeMark
I think it's just for the sidewalk, isn't it?
C. Harp
Again, per Patti's clarification on DOT. They're then issuing final comments. Is there, I guess, the threshold of the previous preliminary approval that historically they had given? The comments we received were for the final design comments, things like the final crown of the curb cut, the details of the sidewalk, the particular of the specifications. It's Patti's impression

that signifies their acceptance of the preliminary plan and they're giving us comments on final approval or comments to address the final approval.

R. Gorres
You generally don't grant a permit until after you've got approval. What was your question again?

C. Harp
We have all the drawings we'd be happy to review any of them to bring you up to speed or show you the drainage that was a question.

R. Gorres
I think that's up to Jonathan to review.

J. Walker
Sure, what were the problems?

C. Harp
The property owner here was concerned that there would be drainage. There's a pond over here. She was concerned that we would be shedding more water this way making that worse. We took spot elevations out here and we determined there wouldn't be any adverse effects but for good measure the engineers placed dry wells. You can see these here. The catch basin for the road is running up this way and we're catching all the runoff from the leaders and we're bringing that to the bottom of the site down here.

R. Gorres
So, nothing's going to run off property?

C. Harp
Correct.

J. Vett
It's a high elevation between our properties.

R. Gorres
I think her concern was water runoff in the building.

J. Walker
You didn't make any revisions to these plans?

C. Harp
This was after that comment was given in the public hearing. These drawings were amended by Willingham to add spot elevations and address the infiltrators for the parking lot. However, these have been in the design for whenever these drawings were issued. This has pretty much been part of the design from the get-go.

J. Walker
Did you provide documentation about that, addressing that comment?

C. Harp
Well, that's where we got engaged with DOT and wanted to have resolution before coming back here, but we were never getting resolution, so ultimately we came back asking for conditional approval and realized that you haven't been privy to this plan and understanding that. In fact, we did address that comment and now we're in a position to close out SEQRA because the only item left was this drainage item. The one comment that came up was our lighting plan, we did a photometrics plan. There was some concern about light coming from the building this way. We submitted this showing that we were at zero at the property lines. That addressed the concern from these neighbors looking that way. There was also a question about the dumpster enclosure. Who would see it? What would it look like? We enclosed it. Then the comment down here about the pooling board, very clear that we wanted boxes filled up. I did not see any other comments about these boxes. There were two public comments, the first night.
Well, I'd like to get it clarified tonight because just to fast forward just a bit into where the overall project falls on the timeline, I'm sure you're aware at this point that we're proceeding with preparing a bond referendum and the council, the library board's council needs documentation from the planning board that we have a conditional approval in order to proceed. So, although we had at the last meeting received conditional approval, it wasn't until the attorney brought it to light that, can you send us the minutes or where is that record showing the neg dec? In fact, we went through all the minutes and came to the same conclusion and said, oh my gosh, because we got entangled with DOT and never came back until just recently, we never actually went through the process. So here we are for good measure.
We have emails from DOT where they provided us initial comments.We addressed those and then they provided final comments that we were to submit as part of the final site plan. However, we told them that would require full engineering. They wanted basically all the final details before they would issue any kind of preliminary approval, conditional approval. That's when we came back to this board seeking relief, asking that the approval be conditioned on satisfying whatever DOT needs us to do because they're, frankly, being non-responsive. We still haven't received an email back from them with any indication on the timeline.

J. Walker
Okay. And your way of addressing the drainage comment or concerns, just go back to showing me that one more time.

C. Harp
The surface draining for the lot comes down to a set of dry wells here. The concern about Topo, the engineer at Willingham, confirmed that that wouldn't be a concern. I think that was it. This daylighting was always part of the flooding drain. This wasn't causing the issue, it was a surface runoff.

J. Walker
You have that in writing with a letter from him? Is it just verbally right now?

C. Harp
I have it verbally. We can give you a letter if you want that.

J. Walker
I just think a letter because I just don't know what the comment was.

C. Harp
The concern of the neighbor was that there's a small pool, there's an area that ponds in the winter and it currently has ice and she didn't want our surface water to compound the issue.

J. Vett
It's two properties over, isn't it?

C. Harp
There was some concern about that adding more surface water that would create more ice and drawing the kids over there and that was the basis of the concern. Our response was, we have a fence and you can put a fence up to keep the kids off your property. We did take a second look at it with the Topo and the engineer determined that it's not an issue.

J. Walker
Okay.

R. Gorres
Yeah, well, we need the engineer's comment in writing.

J. Walker
The only part I'm not sure about is you guys declaring, neg dec without approval from an agency. I know you haven't gotten any response from them. When's the last time you've tried to reach out?

C. Harp
We reached out to Mike Tinnie. We notified them when we made this submission, giving them intent, saying we were going to proceed with the planning board, seeking a conditional approval that we would satisfy their comments when we ultimately receive them and that that work would be submitted after the bond passed because there's no point to engineering something that's at risk for bond failing or changing or any of that. It was the engineer's understanding that we should get bond approval before developing the full construction drawings and that DOT should be in a position to issue some type of statement as to what the curb cut and the sidewalk would be, but they haven't.

J. Walker
Okay.

R. Gorres
You probably won't get one until you get a conditional approval.

J. Vett
So, they're waiting on you?

R. Gorres
They're waiting on us to grant a conditional approval, which is not the first time that that's happened. I don't know how they operate.

C. Harp
So could we do what, similarly to the last time we were here, we asked for a conditional approval satisfying DOT. Could we keep that and also make a condition that you receive this letter from the engineer attesting to the drainage and any of these other comments that came up at public hearing? Because going back to the long-term picture here with the library, the bond council, and the preparation of the vote, we're in a position now where if we don't get something in writing from the planning board confirming this, then we can't prepare with the bond and we can't proceed. So just want to memorialize, we did have a conditional approval last planning board meeting. We're just here to dot I's and cross T's, so to speak.

R. Gorres
Did we do a negative declaration on this?

E. VanDeMark
Evidently not, because we can't find record of it.

R. Gorres
I'll make a motion we have a negative declaration for the Plattekill Library Project.

E. VanDeMark
Second.
On the vote?

ALL
Aye.

R. Gorres
I'll make a motion we grant contingent final approval for the Plattekill Library Project based on getting engineered comments on the drainage and comments back on the sidewalk and curb cuts from the Department of Transportation.

E. VanDeMark
Second.
On the vote?

ALL
Aye.

C. Harp
Now the big ask is Patti's resolution letter we don't need a decision tonight if you want to take time with counsel and review it but we need some kind of document to go back for the bond. We typically wait for your minutes to be issued and then proceed with that however the timeline is so tight that if we wait we're going to be out another bond cycle. .

E. VanDeMark
Again, I'd like to review this.

A. Christiana
This was only sent at 3:20 p.m. today.

C. Harp
Is there a mechanism that you guys have to turn your minutes around quicker or it doesn't have to be our mechanism if you the board has a mechanism that they can issue because again I don't think it needs to be the attorney can comment but I think we just need something in writing from the board that attests that we can procced with this.

E. VanDeMark
Our best shot is to for us to review this.

R. Gorres
Amended they had the engineers' comments correct all this stuff on here is already included in the contingent final approval so we can make a motion to approve Patti's resolution with the addition of number five comment letter from the engineer on drainage and you'll need to tell Patti she'll need to get an amended copy back to us.

C. Harp
We will get it to you tomorrow morning.

R. Gorres
I make a motion the Town of Plattekill Planning Board adopts the resolution for contingent upon approval from Control Point Associates regarding the Plattekill Library we're at the site plan application checklist with supporting information SEQRA, short form EAF, maps and plans outlining the proposed project, the Board of Health approval for new septic system and a comment letter from the engineer on drainage that's my motion

E. VanDeMark
I'll second it.
On a vote?

ALL
Aye

C. Harp
Thank you for being accommodating.

E. VanDeMark
We got one more item on the agenda we have no vouchers tonight but we have the minutes of the September 8th meeting. Darlene has weighed in remotely saying no corrections are needed she's skimmed through this.
I will make a motion we accept or approve the meeting minutes of the Tuesday September 8th meeting.

R. Gorres
I'll second

E. VanDeMark
On the vote?

ALL
Aye

R. Gorres
I make a motion we adjourn.

E. VanDeMark
I'll second it.