

Town of Wallkill
PLANNING BOARD MINUTES

January 17th, 2018

Members in Attendance: Gary Lake

A Guattery, T. Hamilton, Clark Najac, J. Keegan

Bill Capozella, Tom Hamilton

Also in Attendance: Dick McGoey, MH&E PC, Consulting Engineer

Tad Barone, PB Attorney

PLEDGE OF ALLEGIANCE

7:30 PM – MEETING OPENED

REORGANIZATION 2018

ZBA Liasion Update

Training Updates

1. Homeland Towers SP/SUP- 90 Slaughter Rd. (61-1-27.12) #57-17

G. Lake We have a continuation of the PH for this – your name for the record.

R. Gaudioso Good Evening, I'm with Snyder and Snyder. WE went down the list of your questions from the last meeting. You were very clear about relocating it on the property. We were able to do that. Our initial concern was having to impact the wetlands and the property owner has allowed us to access the property thru the track. Both for construction and on continuous basis for utilities and the access. We worked hard to accommodate your suggestion.

G. Lake Motion to reopen this PH at 7:40 pm Motion to close this PH at 7:41 pm Tom/Andy 7 ayes. Any problems with Dick's comments? WE talked about the different location already by the tree line.

R. Mcgoey I need the revised plans. (given a set by the applicant) The removal bond has to be posted and reviewed by the Town.

R. Guadioso The structural review will be submitted.
It is able to hold 3 other co-locaters per code. We gave you co-location that you require by the Code.

D. Dulgarian Much better than the original presentation. Appreciate the applicant understanding and accommodating it. Nothing further.

J. Keegan I agree, no issues.

B. Capozella I know the public had concerns on the previous location . There is a need in that area and the applicant went out of his way to move the tower to another location. My question is during the PH one of the public mentioned the environmental issues out there. there was a question on whether this was part of it. Has that been addressed or does it need to be?

R. McGoey that is on another piece owned by this farm, not on this location.

C. Najac I was happy to see that we were able to compromise and listen to the public and this board.

T. Hamilton I would like to see on the notes about the co-location. We have had a tower refuse someone in the past.

R. Gaudioso It's included in the elevation drawing.

G. Lake you have come to an agreement to use the racetrack for access to the location. Do we need any easements Tad?

G. Barone I will assume the applicant has prepared a leasing arrangement with the landowner. If they were crossing another landowner's property it would be something we would oversee. The co-locaters will also have that right.

G. Lake Ok, thank you. Motion for Part 3 EAF and neg dec subject to all comments.
Andy/Jim

D. DULGARIAN AYE

J. KEEGAN AYE

B CAPOZELLA AYE

C NAJAC AYE

A GUATTERY AYE

T HAMILTON AYE

G LAKE AYE. Motion for a site plan/special use permit subject to all comments.

Tom/Andy.

D. DULGARIAN AYE

J. KEEGAN AYE

B CAPOZELLA AYE

C NAJAC AYE

A GUATTERY AYE

T HAMILTON AYE

G LAKE AYE Thank you.

2. Mt. Carmel SP/SUP - Carmelite Drive (69-1-18) # 46-17

T Depuy We had been in front of the board and were referred to the ZBA. Basically they ruled that the old use was a religious institution. However, we did discover we needed a front yard setback which we were granted. The layout is the same as previously submitted. This is an existing chapel and parking lot and we are going to locate the retirement residence here with access around here. Our stormwater is being collected here and the sewer comes across and is the City of Mtown as well as the water supply. We showed the existing main in here and that will service into the new bldg. we will have to run anew sewer line into the existing sewer that runs along the pond along Wawayanda Ave.

G. Barone Is the property already part of a W&S District?

T. Depuy No, we had the City dig it out – they had given rights to W&S in 1958 by a resolution by the Common Council. The City is ok with us extending the service. It’s an existing agreement with the City.

G. Barone I am going to ask Will Frank, Attorney for the TB if any modifications/changes the TB or the Town Atty would like and we will be fine with that.

T. Depuy We are good with Dick’s comments as well.

G. Lake I want to assume the building will fit in with what is there?

T. Depuy Yes, I will provide a rendering.

J. Keegan Make sure the FD has no issues with access around the bldg.

B. Capozella I have nothing. Presently there are issues with another site and hooking up to the city of Middletown so I hope there are no issues.

G. Lake Sounds like they have an agreement.

T. Hamilton Comments from the Highway Supt. – here is a copy, make sure they can meet all them.

G. Lake Motion to set a PH for 2/21/17. Bill/Jim 7 ayes.

3. NY Truck Parts SP/SUP - 299 Bloomingburg Rd. (3-1-33.21) # 03-18

Z. Peters Zac Peters for the applicant. MNT&M Engineering. This site is an existing lot about 3 acres located off Exit 118. The site was previously an old diner, the majority of the site is a parking area. Approx. 1 acre of State wetland located on site. They would like to take the bldg. down and put a motor vehicle repair garage, 7500 s.f. with unheated 2400 s.f. of storage parts. The main purpose is for tractor trailers, dump trucks, and larger vehicles, not for small cars. There is an existing well on the site that serves the diners. We will be replacing the onsite sewage disposal system.

G. Lake So you are doing repairs there?

Z. Peters Yes and they will resurface the existing pavement as well.

G. Lake Is this for their own fleet or off the road?

Z. Peters Off the road, when they break down and need repairs. They operate this business out of another facility right now and they want to move this portion of it out to this site where there is more visibility from the highway. The vehicles will come in and get repaired and get right out. They are not intending to have them sitting at the site.

D. Dulgarian I believe he has owned this for a long time. I remember equipment being stored here. If I was in that business I would agree that this is a great location. My concern is what this looks like from the highway. When we are presented this project I would be looking at screening on Rt. 17, limited outside storage. All the aesthetics of the application that they actual use and location that fit. Again, it would have to be a good neighbor there, we are trying to get those along those corridors. As far as sketch I'm ok.

G. Lake Do they plan on outside storage?

Z. Peters The intention of the area in the rear is for the storage of parts. (everything inside).

G. Lake We have been asking people to stay away from outside storage as much as we can.

J. Keegan You will be removing the diner completely. I have no issues but it will need a lot more detail.

B. Capozella With the outside, sometimes things accumulate like vehicles that are used for parts. That is something we will be looking at.

C. Najac it's a good use for the property and the location is good. I'm concerned about chemical storage – clean and waste oil. You are probably going to wash vehicles at some point and will need a wash station. Overall I think it's a good spot for what you want to do.

A Guattery Agree it's a good fit for the area. It's quite rural looking but it's an entry point to the Town so we will be looking at landscaping and screening. The quick sketch I'm looking at I want to see better where the vehicles waiting for repair are versus the ones that are not. Would like to see if we can put the waiting ones in the backside so we are not seeing them. We will be looking close at outside storage.

T. Hamilton they should have those answers when they come back.

G. Lake The comments, any problems?

Z. Peters No exception to any of them – we will get the elevation on the bldg. We can address them all.

R. McGoey WE need some answers from the owner in ref to the storage of oil, gas and other chemicals so we hear it from him. Is he going to sell cars or trucks? It is not being requested so it will be prohibited.

Z. Peters He has no plans for selling.

G. Lake We can give you sketch tonight. You will need to return to ws. Motion to accept sketch, Andy/Doug. 7 ayes. Thank you.

4. Upstate Glass LLC SP REV. – 35 Crotty Rd. (60-1-2.12)

D. Higgins Dave Higgins for the applicant. The last time we were here was in 2012. They have about 22,000 s.f of space for glass tempering, polishing, and cutting. They are looking to see if they can get an addn to the warehouse of 23,018 s.f. to connect to the existing facility. They are looking to make some modifications to access aisles and areas of the site to improve movement thru the site. There were a number of views we submitted – sheet 3. It shows a demo plan which mitigates the existing entrance. It's a hairpin turn- they are looking to turn to

the left a bit to make it a straighter line and parking area for the trucks to get in the facility. On the right side of sheet 3 is the proposed layout upon completion. Sheet 2 is a map that shows it all together. With the add'l space 20,000 is for manufacturing and 3000 is office space associated with upstate glass. We updated the parking calcs. It went up to 273 required and the map shows with the relocation and add'l areas 281 spaces. One of the areas included is behind the bldg. We have 25 spaces in the back and another area along the bldg. WE talked about possible lighting and door locations. we will show that at the PH. There are 4 doors to the addition and 6 wall mounted lights to illuminate the area on the side of the bldg.

D. Dulgarian What is the occupancy of this facility?

D. Higgins most of it is rented. Fineline settings is in the central part of the bldg. I think Red Cross is still there, Upstate Glass is on the left side, in the 22,000 s.f Barrett Outdoor living was in the right and is now vacant.

D. Dulgarian They can't take that space?

D. Higgins I think the owner spoke to them but it was too big a space. They would have to move the entire operation and didn't feel they needed the 52,000 s.f.

D. Dulgarian Ok. I'm good to set a PH.

J. Keegan No issues.

R. McGoey The site plan does not allow outdoor storage and it is all over the place there. they have plastic stored up against the bldg. they have pallets, scrap wood, etc. we need them to come into compliance. There are dumpsters without enclosures, roll up containers and also you need to update the plan to all the current uses in the bldg. we talked about water utilities in the area of the bldg. addn. there are yard hydrants so there is water service lines there. we don't know what else so you need to do your homework.

G. Lake Ok. Motion to set a PH for 2/21/18. Bill/Andy 7 ayes.

MOTION TO ADJOURN.

1/17/18
PB MINUTES