

Town of Wallkill

PLANNING BOARD MINUTES

May 16, 2018

Members in Attendance: Gary Lake

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

Tom Hamilton & Bill Capozella,

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

Tad Barone, PB Attorney

PLEDGE OF ALLEGIANCE

7:30 PM – MEETING OPENED

1. PUBLIC HEARING: 7:30 pm – NY Truck Parts SP – 299 Bloomingburg Rd. (3-1-33.21)
#03-18

M. Hunt Town of Wallkill Planning Board notice of Public Hearing – notice is hereby given that a PH of the PB of the TOW, Orange County, NY will be held in the Town Hall at 99 Tower Drive, Bldg. A, Middletown NY in said Town on the 16th Day of May 2018 at 7:30 pm or as soon thereafter as the matter can be heard that day on the application of the NY Truck Parts Inc. c/o Gary Mann, 12 O’Gorman Rd. Wurtsboro, NY 12790 for approval of SP – located at 299 Bloomingburg Rd. (Cty Hwy 76) AKA Section 3, Block 1, Lot 33.21 under Section 249-27-.1 of the Zoning Law of the Town of Wallkill. All parties of interest will be heard at such time and place. I have rec’d the mailings.

R. Smithem Engineer for the applicant. This is located on the east side of Cty Rt. 76. It is an existing diner bldg, driveway and parking area. They are in disrepair and we propose to resurface the parking area and construct a 9900 s.f. truck repair service station. We have completed a design for the septic and it is under review by KC Engineering. Lighting plans and landscaping have been developed to provide minimal screening. Service and storage of parts will be done within the bldg. There have been parking spaces for customer vehicles and trucks waiting to be serviced.

G. Lake Motion to open this PH at 7:40 pm.

J. Gingras I have the property diagonally across from here. my question is are you selling the trucks out front or only repair? (Truck repair only) The landscaping is what I see right here? is it the full blown plan?

R. Smithem There is landscaping on all sides of the fenced in area except right at the entrance. It is shown on another sheet. We were unable to print plans due to the power outage.

J. Gingras It's a nice shop, you are tearing the old diner down? (yes)

Thank you.

G. Lake Motion to close this PH at 7:42 pm. Bill/Tom all aye. You have any problems with Dick's comments? you mentioned the septic. Any problems with OCDPW?

R. Smithem We addressed all their comments. Nothing significant.

D. Dulgarian As I saw last time, this will be good for the area. I'm sure it will look good. My concerns are all aesthetic. I see wetlands, where is the SW retention?

R. Smithem Not required on this site.

D. Dulgarian It looks like you have enough room for snow storage. There is a ton of spaces that are not landscaped. We talked about signage from the highway.

R. Smithem He is looking to do a digital sign, NY Truck Parts. We can send it into the bldg. dept and work with them.

G. Mann I would prefer to have the biggest brightest sign but I know restrictions are based on the zoning. I would like to put it on the back side of the bldg. further out 17 for exposure. It won't affect anyone on the old road.

G. Lake A building dept. issue. We like to see it on the site plan to see the location but they will make the final decision.

R. Smithem We would have done that if we had electric.

G. Mann The sign I liked was like the Christian Faith Church. There are digital signs all up and down and from the 17 side it should not affect anybody other than letting the traffic see who we are and what we do. It's up to the bldg. dept.

D. Dulgarian I like to see it on the property and bldg. will control the size and location.

G. Mann Where I would like it would be in the back of the building. Either on it or a pole here in the back. People will know what we do as they see from the entrance on the County Rd.

D. Dulgarian It would just be a sign with no reader board correct?

G. Mann I'm assuming but if it's allowed to change I would. The sign I like or the gas stations there – they all change with the pricing. Whatever we do would be lit up on there.

D. Dulgarian the notes on the map that say no truck parts, tires or trucks shall be stored outside of the site. I think it should read no outside storage – meaning pallets, etc. if you could change that to reflect that.

G. Mann I'm fine with that. That type of business I can control what I do but not the other places I see. I have a salvage yard of 10 acres in Wurtsboro.

J. Keegan though not required we do ask for rendering. I would like to see the back and front as well as members of the public.

B. Capozella Landscaping looks nice, clean up the area.

C. Najac the only question I have is the signage. Is it going to be LED and how bright? Keep it under the 3000 k.

G. Mann I joked with you last time that I would like the brightest, whatever I'm allowed.

T. Hamilton Remember when you decide about the sign, the s.f. of the bldg. will be taken into account and so on.

G. Lake I think it will be a big improvement. Motion for a part 3 EAF and neg dec subject to all comments. Doug/Jim

D. DULGARIAN	AYE
J. KEEGAN	AYE
B. CAPOZELLA	AYE
C. NAJAC	AYE
A GUATTERY	AYE
T. HAMILTON	AYE
G. LAKE	AYE

Motion for site plan/special use permit approval subject to same. Andy/Clark

D. DULGARIAN	AYE
J. KEEGAN	AYE
B. CAPOZELLA	AYE
C. NAJAC	AYE
A GUATTERY	AYE
T. HAMILTON	AYE
G. LAKE	

Silver Lake Ridge SP/SUP – Sketch Scotchtown Silverlake Rd. (99-1-1thru56) #06-03

D. Higgins Dave Higgins, Lanc & Tully. I'm here in place of John Queenan from my office. What we have is an application for multiple dwellings – Silver Lake Ridge Apts. they are south of 17 and west of Scotchtown Silverlake Rd. There may have been some confusion on some of the materials submitted. It's actually 124 units proposed for the units. What we have shown is 8 bldgs. Mixed 1 and 2 bedroom apts. The southernmost bldg shown would have 9 units total. The total for the 8 bldgs would be 124 units. I believe a resource analysis map was submitted. Basically looking at the property you have some wetlands in the middle of the property. they are the dark grey shade. There are some steep slopes. Some of them are spoils piles from when they roughed in a road on a previous plan.

R. McGoey Gary and I went in the field. As we get further we may want to talk about an access road here that could potentially open up properties back here. we may want something over here as well. This entire area here is beautiful fields. It could be landlocked bc of wetlands – there is a significant amt of wetland on Mud Mills which is their access. It may be a future development if we reserved the road.

G. Lake We have asked for that from day 1. It's kind of on this plan.

R. Mcgoey It won't impact your layout – it would go thru a parking lot.

D. Higgins the maps had the density calcs showing a maximum permissible 124 units. That is what is proposed based on the zoning. It's 295 parking spaces which is what the code requires. John had mentioned you might want to see add'l for guests?

G. Lake At a worksession we did ask them to move the parking around so it was not out on the road. Now we have the parking off the road. The water has to be bought in from across the street on 17?

D Higgins I would assume it is the way it was.

D. Dulgarian I like the setbacks but I guess it is mandated by the wetlands. It's an advantage to us to get everything set back off the road. The true count is 124 and the parking is 312 or 295?

D. Higgins My map is dated 8/2017.

D. Dulgarian Mine is 10/2017. Mine has been revised twice since the one you have.

D. Higgins I'm assuming the parking is off the road on your map? I apologize for not having it.

D. Dulgarian If we are looking for sketch...

G. Lake Dick and I went out and walked it. If you look on the map where this culvert is- that is as far as we could drive. From there on in we walked all the way up to the back corner into here. you won't see this from the road, it's that far back.

D. Dulgarian I'm not sure I like this better than the original Scotch Valley.

G. Lake When they built this road in you can see where they took out the gravel and shale to do this. That is why we have the wetlands we have there – they built the road to compensate to keep the water moving.

J. Keegan It looks fine as far as the R1 district. As a conservation SD – I don't know. This is not that creative. It looks like typical bldgs. With parking lots in front. No real flow to the real site. What about a couple bigger bldgs in the front and parkland in the front with parking in the rear? I'm looking for something different. It's fine with me but I want to see someone be creative.

B. Capozella Conservation idea is basically just avoiding the wetlands.

C. Najac I'm still waiting for someone to do a nice conservation sd. How much of the buildable land in the open space will be the stormwater treatment area?

D. Higgins 6.3 acres which is 20% of the area...5% of the open space. We are providing 22 acres of open space, 7 acres which are buildable. Part of that goes back to these 2 wetland areas dictate that it has to be here. It really buffers it from the road where you can't see it.

C. Najac Positive thing is you are setback from the road.

A Guattery I agree, it would be nice to see something creative. This is just another bunch of bldgs in a loop. Sketch is a start.

T. Hamilton The road going in will remain private?

R. McGoey it will be private. The suggestion would be that it be designed to be potentially a Town road at a future date if the adjoining property owners want to develop. Normally we require the width to be Town Road, the base to be Town Road, the pavement etc. When the next developer comes in he would bring it up to Town standards.

T. Hamilton What about the kids and the school bus? The school won't go in a private road. Where are the parents going to park waiting for the bus.

D. Higgins We can probably provide a pull off area by the main entrance.

G. Lake A lot of projects we ask for a school bus stop area within your land by the road that would accommodate some parking for the parents. The bus won't pull in. you have to do a lot consolidation. There are 57 lots there right now as well so you need a lot consolidation. I think we have worked hard over the last couple of years to dress these projects up. I think the board members are right when they say we need some creative imagination. I was shocked at how much that land overgrew. The field next to this is gorgeous and this can be just as nice. As far as all the parking, the code says that but if there can be a chance to bank some we can talk about that. if they decide to move forward a picture is worth a million words. We all ride thru the Town and the project on Schutt Rd. came out very nice. The one on Cottage ST. as well. That is what the board is looking for the last couple years.

T. Hamilton is that drive that comes out to Scotchtown Silverlake going to line up with the Golden Triangle property?

D. Higgins No it is further down.

G. Lake Motion for sketch approval subject to comments Bill/Clark. 7 ayes.

MOTION TO ADJOURN.

5/16/18
PB MINUTES