

**Town of Wallkill
PLANNING BOARD MINUTES
March 1st , 2017**

**Members in Attendance: Gary Lake
D. Dulgarian, C. Najac, A. Guattery, B. Capozella T. Hamilton
J. Keegan**

Also in Attendance: Pat Hines, MHE PC , Consulting Engineer, Gardiner Barone, PB Attorney

PLEDGE OF ALLEGIANCE

7:30 PM – MEETING OPENED

Update from ZBA Liaison

1. Crystal Run Village Inc. - Schutt Rd. Ext. (50-2-16.22) #62-16

M. Hunt Town of Wallkill Planning Board notice of Public Hearing. Notice is hereby given that a Public Hearing of the Planning Board of the Town of Wallkill, Orange County, NY will be held at the Town Hall at 99 Tower r. Bldg. A Middletown NY in said Town on the 1st day of March, 2017 at 7:30 pm or as soon thereafter as the matter can be heard that day on the application of Crystal Run Village Inc. 601 Stony Ford Rd. Middletown NY 10941 for approval of a site plan for a 25,000 s.f. office and training facility located at Schutt Rd. Ext. aka (50-2-16.22 and 50-2-4.31) under Section 249-26B (2) of the Zoning Law of the Town of Wallkill. All parties of interest will be heard at such time and place.

G. Lake We did receive his mailings.

D.Higgins Dave Higgins from Lanc & Tully. This is a site plan appl. for a 25,000 s.f. office bldg and training facility off Schutt Rd. This has been presented before along with the SD plan that was approved in December and waiting for Dick's review to file. We have made minor modifications to the map. We have added crosswalks and addressed many comments that were in Dick's letter. There are some technical items to finalize that we have to work out with Lou Ingrassia and Nick Elia with regards to water main hydrant connection and Siamese connection. We are looking for prelim. Approval so the applicant can clear the trees to avoid any potential impact to the Indiana Bats by the end of March.

G. Lake Motion to open this PH at 7:39 pm. Motion to close this PH at 7:40 pm. Tom/Clark. 6 ayes. (Doug recused). Dick's comments, have you addressed them?

D. Higgins I believe we have addressed the lighting and we have prelim. Landscaping. We do have a final landscape plan but we did not have an opportunity to submit to the board. We would submit it as part of the final for sp approval. We did have Mazur Consulting do a traffic impact study that was submitted to the County. There was no significant impact from the driveway. One comment that Phil Grealy from Mazur had was we did provide slightly greater site distance than what we had. We had 385' and based on the prevailing speeds in that area we increased that to 550. The owner owns the entire frontage on that area of Schutt rd.

ext. We do show additional brush and tree clearing on the map. It's minor and we don't foresee any issues with the traffic and location of the driveway. The County found it acceptable. We submitted a SW pollution plan which is under review. We spoke to Scott Quinn who started the review and said it might have a couple comments but no show stoppers. We have HC signage on the plans now and crosswalks were provided along with dumpster enclosures. Sidewalks are provided around the entire perimeter of the bldg. Also there is a crosswalk to the proposed sidewalk which will go along the northern side of the access drive. What we are currently contemplating is running 800' of sidewalk along Schutt Rd. Ext to the existing sidewalk signal. We still have to coordinate that with the County.

G. Lake Lighting is within what we normally ask for - get us all the cuts on that.

D.Higgins I met with Dick - he asked us to adjust the location of one pole that was near the entrance which we have done. I think that was his only comment on the lighting.

P. Hines Was there any discussion of lighting on Schutt Rd?

G. Lake I know there is a pole they are moving - Street lights along the sidewalks? If we can get a couple lights (and I realize you have to go to the County) we should look at it. my recommendation is going to be that they match the lights along Winning Way. I would think we would want to keep the lights architecturally pleasant.

D. Higgins We will talk to the County about that.

G. Lake Between now and next time we meet I will have Dick look at that issue to come up with the number of lights.

J. Keegan You said you added the crosswalks?

D. Higgins We have a continuous crosswalk so that anywhere you are parking on the site it has direct access to the building. What we have done is we have walkway breaks in the landscape islands and a continuous crosswalk. You have direct access to the building with landscape breaks in the islands. Same thing up here with the crosswalk in the front of the bldg.

D. Higgins Great, it's a good fit and a good project.

B. Capozella The only item that we did discuss because of the nature of the business, we spoke about banking parking but it does not appear to be something you can do with the training use.

D. Higgins Yes, most won't be in use all the time but they have training once a month would use the majority of the parking.

C. Najac it's a nice use, much nicer than what you currently have. It will fit in well and appreciate the extra walkways and the sidewalk. The only question is did you do a survey of the trees to see if any are decent size and should be saved?

D. Higgins Dick had asked and the way the site lays out the minimum disturbance is about 4.4 acres and really there is not an opportunity to change the layout. There are not any trees we have identified but anything within that footprint has to be cut. I looked at grades in the islands and that might be a place we have it. There is grading in parking areas and in islands so you are either cutting or filling. If you try to save the trees they will die anyway. We limited that area as much as we can with grade.

P. Hines About 10 acres of this site are preserved bc of other environmental constraints. It's federally wetlands and such.

A Guattery I think it's a good fit. They have been responsive to what we have asked and appreciate it. When we do get done clearing and start construction I request a landscape plan with some larger trees in the islands as they are rebuilt. Thank you.

T. Hamilton The landscaping note should be on the plans that they will be replaced if they do not survive.

G.Lake Ok motion for neg dec/part 3 EAF - Bill/Jim.

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

Motion for preliminary approval subject to all comments - Andy/Clark.

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

D. Higgins With the preliminary approval subject to those conditions will they be able to proceed with the tree clearing?

G. Lake Yes. Whatever is not addressed will be done between now and the final.

P. Hines Please coordinate with the building dept on the tree cutting and so forth.

**2. Venda Properties Site Plan/Special Use Permit - 2349 Goshen Turnpike (60-2-68.13)
#61-14**

M. Hunt Town of Wallkill Planning Board notice of Public Hearing. Notice is hereby given that a Public Hearing of the Planning Board of the Town of Wallkill, Orange County, NY will be held at the Town Hall at 99 Tower r. Bldg. A Middletown NY in said Town on the 1st day of March, 2017 at 7:30 pm or as soon thereafter as the matter can be heard that day on the application Venda Properties LLC, 67 Ruth Ct. Middletown NY 10940 for approval of a 400,000 s.f warehouse facility with appurtenances located on the west side of Goshen Tpk aka 60-1-68.13 under the zoning law of the Town of Wallkill. All parties of interest will be heard at such time and place.

J. Pfau Joe Pfau representing Venda Properties. This is a 400,000 sf. warehouse on 56 acres on the west side of Goshen Tpk. Across from the intersection of Stony Ford Rd. AS part of this project there will be a 3 lot SD and dedicating 8 acres of land in the rear of the property to the TOW. It will be added to the existing well parcels on each side of our property. It will make it contiguous. As part of the application our main entrance will be coming off the intersection of Stony ford Rd. This will require a permit from the NYS DEC. We are in the final stages of permitting and are fairly confident that what we have on the plan will be the final configuration of that roadway. It is in the OR zone but we did receive a use variance from the Zoning Board to put this facility on.

G. Lake I'll go thru the board.

D.Dulgarian The property all the way to the right is now part of 3? (yes).
The majority of this project, the lighting, landscaping will be discussed between preliminary and final?

J. Pfau Yes, we had a WS last week and probably addressed the majority of these comments. We met with Nick/Bldg. Dept for fire and had some comments that we responded back to him.

G. Lake Motion to open this PH at 7:53 pm. Motion to close this PH at 7:54 pm. Tom/Andy 7 ayes.

J. Keegan I have nothing.

B. Capozella Since this is tractor trailers going in and out, you have a secondary access?

J. Pfau Right now, the secondary access trucks are allowed to right turn in and out only.

B. Capozella Since it is a lot of tractor trailers, you have 45 bays on each side, are you going to have some type of extra room there that as the trucks are pulling in cars can pull around them? It's Goshen Tpk. Not just a back end road, there is a lot of traffic there. As they swing into the proposed Town Road are they going to have somewhere...? I guess you would have to know from the County?

J. Pfau We have actually rec'd an earlier round of comments from them and am hoping to be close to an approval from them. Our traffic consultant restricted that secondary access for tractor trailers right in/right out only.

B. Capozella This is for preliminary. When you do come back I think we should be looking for something along the line there to pull to the side, a turn lane on the County Rd.

J. Pfau Our access is 40' wide for the tractor trailers.

C. Najac The truck traffic will be leaving this. I'm assuming most of it will be making a left hand turn onto Goshen Tpk. They will either make a left turn onto Crystal Run or go up to 211 and make a left. Have we looked at the numbers?

J. Pfau Both the intersections were part of 7-8 intersections that the planning board wants to study. As far as the traffic analysis went all the intersections are at an acceptable level of service. The only one that was mentioned in the traffic report was the Scotchtown/Crystal Run intersection. In the analysis they spoke to that intersection that in the 2018 build without project and other ones anticipated in the area, the level of service still works. The traffic report does indicate that a light will most likely be warranted there in the future.

G. Barone Are you making a financial contribution towards that light?

J. Pfau I believe we are with the site plan approval. Isn't there a traffic contribution? Also the county is looking at the traffic analysis too and will have the ultimate decision on if and when the traffic light will go in on Scotchtown.

C. Najac And a left hand turn if not 2? On Crystal Run and Goshen Tpk. And Goshen Tpk and 211. Right now if anyone is making a left hand turn on 211 coming up that hill there is 20 cars behind them and can't get thru. You start adding tractor trailers and we now have a real issue. Otherwise I like the project and would like to see this spot put to use.

J. Pfau I understand. I will report back when the county gets back to us.

A. Guattery I have nothing for preliminary.

T. Hamilton On the traffic, what about acceleration and deceleration lanes? What kind of loads will these tractor trailers be taking in? Will they be loaded going out or going out empty? If they are loaded up they will take a while and back it up further. The county will probably look at that?

J. Pfau Yes that is why we are restricted out of going out of the main entrance

G. Lake Ok -Dick's comments are self-explanatory. Clean them up between now and final. Without seeing what the County will allow you to do on Goshen Tpk. And where it crosses into 211..you will need to have all the traffic issues answered. My colleagues brought up a good point about stacking and turning and the trucks getting up that hill. That is the biggest critical issue you will have. Work with the county as fast as you can with that. Motion to accept Part 3 EAF/Neg Dec subject to all comments - Andy/Clark.

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

Motion for preliminary approval subject to all comments - Bill/Jim

D. DULGARIAN	AYE
J. KEEGAN	AYE

B. CAPOZELLA	AYE
C. NAJAC	AYE
A GUATTERY	AYE
T. HAMILTON	AYE
G. LAKE	AYE

Thank you.

3. Paglia Office Bldg. SP - EXT. to Final Approval - 9 Bellvernon Avenue (77-1-19) # 44-15

G. Lake This is for an extension to final approval. He has a signed site plan but no building permit has been approved yet. Motion for 1 year extension to final site plan approval. Andy/Doug. 7 ayes.

4. Devitt SP/SUP - 599 East Main St. (78-1-94.1) #17-15 CANCELLED

Gary Lake, Chairman