

8/16/17
PB MINUTES

Town of Wallkill

PLANNING BOARD MINUTES

August 16, 2017

Members in Attendance: Gary Lake

, A. Guattery, J. Keegan, , Bill Capozella

Absent: C. Najac, D. Dulgarian, T. Hamilton

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

Tad Barone PB Attorney

PLEDGE OF ALLEGIANCE

7:30 PM – MEETING OPENED

ZBA Liasion

Preferred Mart SP – Smith Rd. (41-1-113.1) #33-17

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, New York will be held at the Town Hall at 99 Tower Drive, Building A, Middletown, NY in said Town on the 16th day of August, 2017 at 7:30 pm or as soon thereafter as the matter can be heard that day on the application of Preferred Mart Corp 334 Cty . Rt. 49, Suite 103 Middletown NY 10940 for approval of a site plan approval for a warehouse/distribution use located at 53 Smith Rd. also known as Section 41 Block 1 Lot 113 1 under the Section 249-38c and 249-43 of the Zoning Law of the Town of Wallkill. All parties of interest will be heard at such time and place.

Mailings were rec'd.

J. Dates Mazur Consulting, out firm is looking to use the existing 72,000 s.f. warehouse space and associated parking improvements for their warehouse distribution use. Everything is existing and is Town W&S. it is 11.35 acres in size. Currently in the TC zone. The Town is undergoing a rezone of this lot amongst other in this are to ENT L zone, which warehouse is a SUP there.

G. Lake Thank you. Motion to open this PH 7:43 pm. Motion to close this PH at 7:44 pm. Andy/Jim 7 ayes. Do you have any problem with Dick's comments?

J. Dates No, we are addressing them. The light shielding. The landscaping needs to be cleaned up and we will add to that as you requested. The rest are notes on the plan.

R. McGoey There is a guiderail that needs to be fixed. Catch basin and curbing need to be fixed – out by Smith Rd.

G. Lake Between now and when I sign the plan you need to bring it up to today's code on the landscaping. 249-100

D. Dulgarian Landscaping is a big concern but I'm comfortable with letting our Engineer handle it. The accessory bldgs. On this lot – are they remaining? (yes – the house was the prior caretaker but they don't want to demolish it). Dick – is that grandfathered? Does it meet code?

R. McGoey I would imagine it is pre-existing, non- conforming. Is it on the same lot? I would guess it would have to be occupied by a caretaker.

G. Barone Anyone inhabiting the house now?

J. Dates No. They would like to keep it to have someone occupy it at some time.

G. Barone They have 2 principal uses on the site. It's up to the Board if they are compatible uses. Especially since one has not been occupied for this long. The Town Board might need to address it in the rezoning. A non-conforming residential use on commercial property.

R. McGoey In the resolution can we require they come back to the board when they want to use it for approval?

G. Lake I believe the bldgs. Were there before the factory was. I don't think they were built after the factory. Why we allowed them to stay back then, I'm not sure.

T. Hamilton It was going to be a caretaker to maintain the property.

G. Lake I don't see a problem with coming back when and if you decide to use them. Not only so we know what is in there but for the bldg. dept to be aware as well. If someone is living there as an s/f house they will treat it differently than a 2 family – different rules, etc.

J. Dates If they use it as a caretaker residence do they need to come back

G. lake it's been empty and that is why you are here. We are trying to move on the factory approval. I would rather err on the side of caution and have you come back for the further approvals on the other use(s). They might want to use it for offices, I think that is the way to go.

D. Dulgarian This building will remain vacant until such time they come back for approvals. What are they warehousing there?

J. Dates They pack proteins, sweeteners, etc.

J. Keegan I also agree it seems to be a separate use that should come back before us. There is no showroom or retail or public access here? (no) Ok.

B. Capozella Outside storage? Do we need a note on the plan?

J. Dates I don't see any as of right now.

B. Capozella We may want a note on the plan.

R. McGoey Yes, put that on the plan.

C. Najac Any chemicals or substances we need to be aware of?

J. Dates Not aware of anything. I can give a list to the fire dept.

C. Najac yes, I mean starch is normally not a problem, but starch in bulk is extremely flammable. Fire Dept would need to know things like that.

J. Dates We will get some data to the fire dept.

C. Najac I have no other issues. I agree to come back for the house use.

A. Guattery they should come back for the house use and what is the one story 2000 s.f. bldg?

T. Hamilton Give us a list of what will stay, what it will be used for and storage etc? what about the back where all the silos were in the rear?

J. Dates They were taken down.

R. McGoey I'll take a look at it before the maps are signed.

G. Lake You heard the comments and know what you need to do before the maps are signed. I'll make a motion to approve you subject to getting the zone change before the Town Board and all our comments – motion for a neg dec/part 3 eaf subject to all comments and the approval from the TB for zone change – Andy/Tom

D. DULGARIAN AYE

J. KEEGAN AYE

B. CAPOZELLA AYE

C. NAJAC AYE

A. GUATTERY AYE

T. HAMILTON AYE

G. LAKE AYE

Motion for SP/SUP subject to same. B. Capozella/J. Keegan

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

Thank you and good luck.

RSR SP Revision -55 Wes Warren Drive – (41-1-70.121) #20-17

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, New York will be held at the Town Hall at 99 Tower Drive, Building A, Middletown, NY in said Town on the 16th day of August, 2017 at 7:30 pm or as soon thereafter as the matter can be heard that day on the application of RSR Eco-Bat NY LLC for approval of site plan mod. For an addn on an existing warehouse and parking lot expansion located at 55 Wes Warren Dr. Middletown NY 10941 at the NW corner of Wes Warren Drive and Ballard Rd. also known as Section 41 Block 1 Lot 70.121 under the Section 249-40 of the Zoning Law of the Town of Wallkill. All parties of interest will be heard at such time and place.

T. Depuy I'm here to represent RSR. They are proposing to put a small 32x 40 loading dock on the building. This was to allow for access in the property where the loading docks were now when they backed up they encroached onto Wes Warren Dr. We are also going to add add'l stacking and parking for tractor trailers so they can stack in this area and then be called into the RSR facility on the other side. I have provided an access in the rear and we show parking. We want to bank some of the parking – maybe 3-4 spots. We have given the site a HC parking space and access into the building itself. We had put a SW pond in collecting add'l runoff and we have added add'l rainscaping to the project.

G. Lake Motion to open this PH at 7:52 pm. Motion to close this PH at 7:53 pm. Bill/Tom 7 ayes. Any problem with Dick's comments – I am asking the board I we are all in favor of waiving the parking – banked parking? (all agreed).

T. Depuy No problem with any of Dick's comments.

D. Dulgarian I liked this before we sent it to the ZBA. My only concern is communication between the dispatcher and the trucks waiting.

J. Keegan No issues.

B. Capozella Your variances are not on the map – please put them on.

No other comments from the Board.

G. Lake Good move – glad to see this being used. Motion for a neg dec Part 3 EAF 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 SP Approval .Tom/Andy

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

Unison Enterprises 4 lot SD – Pocatello Rd (65-1-15.1) # 26-17

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, New York will be held at the Town Hall at 99 Tower Drive, Building A, Middletown, NY in said Town on the 16th day of August, 2017 at 7:30 pm or as soon thereafter as the matter can be heard that day on the application of Unison Ent. 323 Neversink Dr. Port Jervis NY 12771 for approval of a 4 lot residential SD located at Pocatello Rd. and Lake Ave. also known as Section 65 Block 1 Lot 15.1 under the Section 249-47 of the Zoning Law of the Town of Wallkill. All parties of interest will be heard at such time and place. Mailings have been rec'd.

J. Fuller I'm the engineer representing the applicant. The proposal is a 4 lot SD on a 61+ acre parcel with frontage on Pocatello Rd. It is 4 SF residential lots all having frontage and driveways on Pocatello Rd. they are fully engineered lots that meet the minimum standards of the zoning.

G. Lake Motion to open this PH at 8:04.

M. Hunt Marianne Woodard.

M. Woodard Good evening. I'm a resident at 204 Pocatello Rd. there has not been any new construction on Lake Avenue and that section of Pocatello Rd. for 40 years. I have been living on Lake

Pocatello Rd. with the side of my property on Lake ave for 52 years. My concern is with Lake Ave. bc they are saying it's Pocatello Rd. and Lake Avenue. Lake Ave. is the road that goes in front of the lake and at this time this area on Lake area is swampy and marshy. This area is the run off from the lake and the brook. My concern is that if they are putting houses along Lake Avenue it could wash away that road. There are 13 other houses over there. There has always been concern that if the dam every broke, the houses on Pocatello Rd. and Miller Hts would be washed away. Still concerned about that. The question with new construction site is our wells. We already have Sulphur water and with the new construction there is going to be more digging. Where will the runoff from Lake Pocatello go. Our concerns are the wells, the lake run off and the new owners if they have the property on Lake Avenue will have these concerns too. I don't know why they would want to build on marshy property with a private road that already has problems.

G. Lake Ok. Thank you. Please explain where the houses are – they are not going on Lake Rd. but maybe you can show her where they are going on Pocatello Rd.

J. Fuller It is a 61 plus acre parcel that has road frontage on Pocatello and Lake Ave. Our proposal is for a 4 lot SD – 3 will be the required 3 acres and the balance will carry the acreage which is 52 acres. All the s/f residential lot will front and have driveways on Pocatello Rd. , not Lake Avenue. This application does not include driveways with access points along Lake Avenue. We are not proposing to build along Lake Avenue on the 52 acre parcel either. The lots will be built out along Pocatello at an elevation much higher than Lake Ave. – especially at the point of the run off from the dam. Each lot will have minimal disturbance during development. We have erosion & sedimentation control for each individual lot to be built out. They sit at a higher elevation than Lake Ave. the run-off will be filtered along and lead and exit on Pocatello Rd. We are unclear as to the status of our rights to Lake Ave.

M. Woodard We the residents always heard that was never developed bc none of the land would perc.

G. Lake We don't take his word on that, we have consulting engineers that will check his work to make sure it's ok. In this case it will be KC Engineering. They work for the Town, not him.
Motion to close this PH at 8:12 pm Bill/Andy 7 ayes. You have the comments, you have met with the Highway Dept. The chicken coop – what are you going to do with that?

J. Fuller When the lots get built out we will approach the owner, they are using it.

D. Dulgarian These are 3 acre minimum lots, I see no impact.

J. Keegan I think 4 lots on 61 acres is appropriate as long as the site distances are met and approved.

B. Capozella The site distance was a concern but you just answered that. Even though it does not affect Mrs. Woodard is the run off- it's not only on your side there is a couple homes on the other side. This has always been a bad area – a couple years ago the Town laid some pipe lines. I don't know if it has been resolved? I ask our engineer to verify that.

C. Najac Lot 3 that has the bulk of the property – can the rest of this be developed or is it steep with drop offs?

J. Fuller There is developable land in the rear off Lake Avenue. Our rights to Lake avenue are unclear. That is part of the reason we gave the residual to lot 3. It could be developed at a later plan, but not part of our proposal with the 4 s/f lots in front of you now.

A Guattery Since we can't do anything with Lake Ave. there is not much else we can do with the land in the back.

G. Lake Motion to accept part 3 EAF/neg dec – 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 SD Approval .Andy/Clark

D. DULGARIAN AYE

J. KEEGAN AYE

B. CAPOZELLA AYE

C. NAJAC AYE

A. GUATTERY AYE

T. HAMILTON AYE

G. LAKE AYE

Rossi 2 lot & 2 family SP/SUP- 9-11 Muller Rd. (5-1-24.2) #29-17

M. Hunt - TOWN OF WALLKILL PLANNING BOARD NOTICE OF PUBLIC HEARINGNOTICE IS HEREBY GIVEN THAT A PUBLIC HEARING of the Planning Board of The Town of Wallkill, Orange County, New York will be held at the Town Hall at 99 Tower Drive, Building A, Middletown, NY in said Town on the 16th day of August, 2017 at 7:30 pm or as soon thereafter as the matter can be heard that day on the application of Rossi, 245 Connors Rd. Middletown NY 10941 for approval of a 2 lot residential SD and SUP for an existing 2 family dwelling located at 9/11 Muller Lane between Roome lane and NYS Rt. 302 also known as Section 8 Block 1 Lot 24.2 under the Article 11 Section 249-38 of the Zoning Law of the

Town of Wallkill. All parties of interest will be heard at such time and place. I rec'd the mailings but they were sent out with the wrong date on them.

G. Lake We are going to open this and leave it open to the mailings properly. We will put them on 9/6/17 to continue the PH.

D. Yanosh this is an existing 9 acre land on Muller Lane. The rossi's have owned it since 1984. The houses have been on the property since the 50's . Lot 2 has frontage on Muller Lane and 302 has a s/f house. The other lot has the existing 2 family house – 3.4 acres. Both structures have septic and wells and we are looking to subdivide them off in case he wants to sell one eventually. No new construction or development. They share a driveway from 302. Driveway agreement between 2 of them. He has the apt. in the 2 family that the basement windows threw up a red flag when he applied to make improvements to the house. It has been here for so many years , the Assessor has it listed as a 2 family, we are just trying to clean things up and make it official.

J. Keegan As long as the building dept determines the 2 family is allowed with code I'm good.

G. Lake Motion to open the PH at 8:21 pm –

C. Ferguson My name is Chris Ferguson, my question is it says maximum lot size – 3 lots. Does that mean he can SD in the future into 3 lots?

G. Lake I think that would be difficult – the zoning is 3 acres out there. One is 3.5 acres so that cannot be SD again- the other is 5.3 and he couldn't do that and make 3 acres. He could go to the ZBA for a variance but right now he could not. He does have road frontage on Mueller and Roome Rd.

D. Yanosh With the soils formula I could have 3 lots maximum on the property. They have 9 acres. I doubt he will – he is not a developer and would like to keep them that way.

G. Lake We are leaving this PH open. I'll go thru the board now. (no comments from the board). Motion to table and continue on 9/6/17. Doug/Clark 7 ayes.

Berman 14 lot SD – 525 Rt. 17K (5-1-3.21) Ext. to Cond. Final Approval #66-04

G. Lake They are looking or an extension.

H. Berman we are looking for an extension – the PB and TB attorney are finalizing the lighting districts and conservation easements. We are marketing and maintaining the property and are looking for an extension.

G. lake Ok. When all this is finalized will there be movement on this?

H. Berman that is the intention. It's been 13 years.

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G. Lake I'll go thru the board (no comments from the board). Motion for a one year ext. to conditional final approval. Andy/Clark 7 ayes.

Columbia Self Storage SP REV – U Haul Use 2673 Rt. 302 (22-3-40.4) #38-17

T. Depuy This is Columbia Storage on Rt. 302. They wish to rent U-Haul trucks off the property. We have storage area in the back for boats and RV's that they want to reserve 14 spots for truck rental. We reserved 4, they can have a max. of 4 - 26' and 10 - 20' or less trucks. They would be store back here. We show in the front that they will to park one there as an advertisement.

G. Lake It was determined that you will need a PH on this.

D. Dulgarian This always had outdoor storage? (yes)

J. Keegan I'm ok with this.

T. Hamilton Will you have enough parking in the front?

T Depuy Most people come with a car and they leave with both the car and the truck.

G. Lake Motion to set a PH on 9/20/17. Bill/Jim 7 ayes.

Deerfield Commons SP/SUP-1089 Rt. 211e (44-1-25. 25.2, 42.2 and 43 1) #105-16

J. Pfau I'm here for the applicant. You have seen this plan a number of months ago. We were with the TB for a number of meeting and layouts and we did receive an overlay zone change with the TB in June by resolution. We are here now to start the site plan process for 252 senior citizens units. They will come off of Inwood Rd. as a loop roadway parking system. There will be 6 bldgs. with emergency access into the Hillside Condos to the west of this project. this is an overall plan that shows commercial bldg because this was reflected in the resolution by the TB. They wanted a commercial component when they did the zone change. We will come in with a separate appl for the commercial. We are in the WS district for the senior citizen housing currently. When we do the commercial part of this they prefer we go to the TB to extend the districts for this commercial parcel as well. We do require a variance for this property . the maximum bldg. length is 160' and we are 261 ' long bldgs.. I want to show the aerial version – these bldgs.. are almost identical in length the bldgs. At Inwood. They are about 260' long.

R. McGoey You may want to explain the bldg. length as discussed with the TB.

J. Pfau Yes, the TB has seen this and I assume it still needs a variance. The resolution actually preferred this layout.

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J. Mandelbaum I was in front of the Town Board for about 5 meeting with different layout with a lot more bldgs.. the Town preferred this change in size to the bldgs.. this is the plan they preferred.

G. Lake Why didn't they address that in the resolution and give it to you?

G. Barone It might be that under the floating zone they did not have that authority on the bldg. length.

J. Mandelbaum They said they would give a letter of support to the ZBA.

G. Lake We are sending them for the length?

T. Barone They are building out the senior side of their project. the project is a unified development but for the purpose of funding construction they want to phase it. One of the easier ways to do that is to get one mortgage and then another mortgage The bank does not want the send phase to be subordinate to the lender on the first phase. What Mr. Mendelbaum does is he is going to SD his property to create different parcels that can be mortgaged with different banks at different times. The problem is your zoning code technically requires separation distance from each lot line – the sideyard requirement. The way the law is configured with the longer bldgs. He cannot meet those technical requirements so he needs a variance form the and/or an interpretation from the ZBA . to make the project work that is something he is willing to go to the ZBA and it's up to you to recommend or not.

J. Pfau If you take the interior lot lines away, sheet 3 of the set we submitted is a SD plan. Take them away and there is 6 bldgs and we separate 2 bldg groups. With the lot lines away we meet the zoning. The lot lines separate the buildings for phases. That is where we run into the issues.

G. Lake And what Tad bought up is get it done now- get it out of the way. If you need it you will have it. I will send you to the board with a recommendation. I will have Mr. Barone write that recommendation so they know exactly why you are there an why we are recommending it to be done.

D. Dulgarian No problem sending to ZBA. At build-out how much will be seen from 211?

J. Pfau I don't know if you will see any – it sits up high. It's heavily wooded.

D. Dulgarian My concern is at build out of these other lots all the SW facilities will be along 211.

J. Pfau They are shown behind the last 2 units. The commercial section, yes.

D. Dulgarian I'm not a fan of them being out front. If we get some really nice projects and its' thrown off by the SW detention.

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J. Keegan No issues with sending them to ZBA – This area with this size lot and being so close to the interstate Park Commission, is there any way to lease to the town for a parking lot/access area for our residents to get into the park? The entire side of the park has no access for Town Residents. Could be something to look at. It's a large lot .

J Mandelbaum We don't have a problem donating land left over to the Town but it's up the TB to accept it.

J. Keegan Maybe not all the land just for parking area.

T. Hamilton they don't like too many people on the land. They chase you out of there.

G. Lake We just took 23 or 43 acres where Inwood Rd. Turns into Foster. There is now parkland up there that was donated to the Town and there is a sign there . there is a pull off there right now as well. The intent is to put parking there with a trail up to the walk thru.

J. Keegan I'd like to see that happen. They allow bow hunting and different things in there.

G. Lake Maybe you can contact them to see if you want to put 4-5 spots there for access without the ranger coming down and chasing people away.

J. Mandelbaum Off our property or Foster Rd?

J. Keegan If there is a spot you could put some spaces in.

G. Lake Check with them.

B. Capozella Accessory Bldgs and sheds – nothing on the plan? Recreation facilities, when will they be built?

J. Mandelbaum Maybe just a shed for snow blower etc. The pavilion will be built with the first bldg. 1st phase.

C. Najac Nice project. You're doing a SD and have a commercial and 4th lot. We are only approving this right now and then will be back for commercial.

J. Mandelbaum The Town Board did ask us for the commercial so they could get ratables. We were not proposing that originally. That is why we are here.

C. Najac Very pleased with the projects you have done so far.

A Guattery I agree. No problem.

T. Hamilton how is the rent based on these units- income? (identical process)
I have people complain to me about senior projects in the Town that there are a lot of seniors that cannot afford to pay that much money – people with higher incomes seem to get the apts. Before them.

J. Mandelbaum I do studies every month. Most of the seniors in the last 10 years are getting poorer. Because of the way it is – 30% , 40% and 60% that make more money. The 30% has a larger amt. of applicants. I have 1200 people on the waiting list. I don't have enough apts. I wish I did. We are doing a project in Middletown and it is not even complete and 300 have applied. It is a state requirement on the percentage of incomes.

G. Lake Motion to send to the ZBA with a recommendation. Andy/Tom 7 ayes. We will send down a memo so they understand what we are looking for.

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

J. Samuelson Jay Samuelson, here for Marc Devitt with Phase 1, Devitt Hotel. It's part of the larger project that we did the general SEQRA on. We have been here numerous times and have been waiting to hear back from County DPW on the improvements they will require before Phase 1 of the hotel. We did hear back and can now move forward with finalizing the neg dec of the overall generic and moving forward with the setting of the PH for Phase 1 hotel.

G. lake The County, you were waiting for a while on that. Tell the board what they recommended to you.

J. Samuelson Various things, we got them to agree to Phase 1 we will do a dedicated left turn lane on East Main ST. into the site and a sensor on East Main for extended queues. When it starts to back up it will automatically change the light and allow people to make the left turn in. That will be part of Phase 1 improvements on East Main. On the site itself we are going to extend the left turn to another right turn out. Both of the lanes back to the 2nd quick check entrance. As part of Phase 2 we will have to extend the left hand turn into the site. There is a deceleration on Dunning Road that will be part of it and there are a couple minor things but they want us to do another traffic study when the hotel is complete.

G. Lake Ok – Dick's comments? No issues? (None). The red light, they want you to put a wire so it trips?

J. Samuelson We are going to put in an actual left turn arrow so it's a separate light we are adding onto the actual signal that is there. It will allow people to continue south on East Main as well as make a left. We are also putting a sensor in that left turn lane towards the end so when it starts to queue up

before it backs up into the lane and prevents people from going thru it will trip the light allowing the left turn lane to turn on and doesn't block traffic going south.

G. Lake those lights on East Mains. In front of the hospital, Golf Links Rd,... they are supposed to be synchronized?

J. Samuelson They were supposed to be as part of the Maple Fields project. Going south it should not change anything (east?) because we will have a left turn lane, going west will slow down but not back up anything behind that.

D. Dulgarian The traffic studies, is it going to include the other hotel behind there as well? And whatever else we have including the Anthony ST. project. What about the airport project? by the time it's built, there are more phases after and it will all come into play.

R. McGoey I'm not sure of the status of the airport project right now.
The hotel on Dunning came in after these guys and was not included in the original scope.

J. Samuelson The original study included all the current applications and go thru them. After the report was written are not included. We do the study post Phase 1 will include all those as well as any future proposals we have for this site.

R. McGoey Anthony street should have been included but I'm not sure if they knew about it.

D. Dulgarian That is my concern.

R. McGoey WE can pick them up in the Phase 2.

J. Samuelson We are not allowed to do anything now other than the hotel. Then we have to do a new traffic study and look at the new improvements to do anything else on that site. They want to start as early as this Fall and be open fall, 2018 is my guess.

B. Capozella I see no major issues. Not everyone jumps out at 8 in the am and returns at 5 – they are out all times of the day so I don't see a traffic issue. The only other thing is make sure you meet with Mr. Ingrassia with a project this size. We need approval that they have the capacity and so on.

C. Najac There are a number of projects in this area that are all going to bottleneck at that bridge next to your drive. I don't know what was the mechanism that caused us to does a combined traffic study right here for the Tower Drive area but we need to do it for this area. It is going to happen and we may have to get the State involved at that bridge. That is the bottleneck no matter what we do. There are a lot of other projects coming up so we need to do what we have to do.

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A. Guattery having turned left across East Main ST. I would welcome a break in the traffic. We do have problem traffic on the plan where you are beginning the deviation for the new left turn lane boundary in front of Michaels. Across from the driveway is a utility pole that has been hit more times than you have fingers. That road is just wide enough that people think they can get around someone. If we start hash marks and your plans have it laid out that you are starting right there where that pole is. We might just as well wrap an iron pole around that pole now. We should consider taking the striping past Michael's entrance or look at the utility company and see about getting the pole shifted off the curb.

G. Lake Motion to set a PH on 9/20/17. Bill/Andy 7 ayes.

Ascenzo Warehouse SP – Banke Rd. (1-1-68) #109-16

J. Nosek Fusco Eng. Representing the SD and SP for Ascenzo. It is located on Banke Rd. and 17K – it's a large piece that we are looking to SD off 10 acres for a commercial site plan. The proposed bldg. is 100 x100 used for structural steel fabrication and warehouse storage. Access will be providing off of Banke Rd. – the proposed driveway. Parking in front with 13 parking spaces. There are 6-7 employees and add'l parking for customers. We are proposing a well and septic system. We have done soils testing. It will require a full SWWP. We have approx.. 3 acres of site disturbance so we have conceptually shown how we will get the storm drainage into a Stormwater pond with the understanding we will prepare a full swwp with pre-post development analysis, the 110 stormwater management and full NOI to go to the DEC to obtain Stormwater coverage. I can go thru Dick's comments- I'm ok with all of them. A lot pertain to more detailed plans. Comment 10 relates to the cleanup of the other site. – I don't have an answer tonight but I will speak to them to find out what their plan is. They will be relocating here and will have outdoor storage. The comment pertaining to the design for fence so that things are secure and not visibly offensive. One comment Dick had was the atty. needed to discuss whether we are light manufacturing or service shop. We would think we are light manufacturing. It's steel fabrication. I don't know the details, there is welding and supplies on site that are used for fabrication.

B. Capozella When you come back give us an idea what will be in the gravel storage area.

G. Lake A lot of what he has on the farm will end up over here?

J. Nosek I believe so.

G. Lake There is heavy equipment, steel and such lying around. I actually thought he was running his business out of there. I'm assuming it will all come here. (yes)

C. Najac Chemicals- you will cutting and such so if anything is going to be stored an used In the process our F.D. should know about it.

J. Nosek We will provide a full list. I don't think there are any chemicals being stored outside.

A Guattery outside we are having all this construction equipment. If he intends on having any fuel tanks? Hydraulic fluids that might be involved with heavy equipment we need to know. Will the steel be outside storage? Is he racking it or on the ground?

J. Nosek I don't know.

T. Hamilton Dick, we will see this back before PH with more detail?

R. Mcgoey If that is what you want, yes.
I agree, with the outdoor storage particularly.

G. Lake Ok – motion to table for further review. Return to ws. Andy/Tom 7 ayes.

Home Pro Exteriors SP – 26 Bahrenburg Rd. (40-1-34) # 75-16

J. Nosek This is an existing barn to be converted to a showroom for home interior products.

G. Lake He has a place up on North St. and does a lot of home remodeling and has a small showroom up there. So showroom plus warehouse.

J. Nosek 2900 s.f. existing bldg but add'l site plan improvements. Below an acre of disturbance so we will do an erosion type of plan. There are 15 parking spaces proposed for employees and customers. A proposed loading dock and sidewalk and small parking area. It's an enhancement of an existing bldg. Existing well and septic system.

G. Lake The barn is 2 stories?

R. McGoey Yes, two levels.

G. Lake Lower level for equipment and storage and upper for showroom? Show it on the plan.

J. Nosek Not sure, I will get that information.

8/16/17
PB MINUTES

G. Lake and I would see if you need to comply and put a sprinkler system in. Check with the bldg. dept. I don't think you have a water line there though to support a sprinkler system. Motion to set a PH on 9/20/17. Andy/Doug 7 ayes.

MOTION TO ADJOURN.