

Town of Wallkill

PLANNING BOARD MINUTES

June 20th, 2018

Members in Attendance: Gary Lake

Tom Hamilton, Clark Najac, Bill Capozella, Doug Dulgarian

Absent J. Keegan, & A. Guattery

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

Tad Barone, PB Attorney

PLEDGE OF ALLEGIANCE

7:30 PM – MEETING OPENED

1. Residence Inn SP/SUP Tower Drive –ext. to final conditional approval (41-1-121.1) #45-16

M. Lukasic Mark Lukasic, Tectonic for the applicant. We were here a year ago and rec'd our conditional approval and asked for an extension which was approved. The applicant took title of the property in June last year. In that year the financing is at the doorstep of reaching closing, the required documentation has been submitted and executed by the Supervisor for the SWWP agreements, the increased traffic and the construction agreement. Those are all in place. The designs – arch, Mech, fire protection etc, are all in place and SPEDES Construction permit is in place. In the office are the plans to be signed but are waiting for the fees to be paid. That leads us to the next step, the closing occurs and financing will be in place. I believe at that time all conditions of approval will have been met. We are looking for 6 months which would be plenty of time for us to complete this.

G. Lake we are looking at a starting date this year. We have been giving a year. I'll go thru the board. (Board has no issues) Motion for one year extension to final conditional approval. Bill/Tom 5 ayes

2. LAC Plaza SP Expansion for Parking –Bert Crawford Rd. (53-2-7) # 90-17

G. Lake We need to set a PH for this.

K. McManus Kevin McManus, Gina Realty.

G. Lake Normally we would not have enough time to get you on the next meeting but Summer Schedule this year allows it since we meet on July 11.

K. McManus I would appreciate that. as mentioned, we appeared on the June 11 ZBA for a Ph. We requested variance related to parking setbacks to adjoining property lines. All the variances were requested and accepted by the ZBA except for one exception, the property to the north where there is a house that sits real close, they felt we should do whatever we could to meet the minimum 20' landscape buffer that is required. Since that time we have modified the plans to reflect that change. we have comments from Dick regarding SW retaining wall and construction details that we will work on.

G. Lake A note on the map about excess snow and removal from the property, I am going to suggest between now and the 11th you meet at ws to make sure all the TR comments are done.

D. Dulgarian Being in a high traffic area, I hope the parking area comes out as nice as the bldg. I'm expecting that whole landscape detail to look real good. Again, we have a ton of traffic thru there. I know it will be tight so be creative. Looking for some nice landscaping. If they maintain what they have been doing I'm sure it will be nice.

B. Capozella I agree with Doug. Parking is what it is but do what you can do with landscaping for the residents there.

C. Najac This will be a nice project and hope they maintain the bldg. and grounds as they have. The landscaping will be interesting with the retaining wall. It will be tight.

G. Lake I think when we get projects like this and reuse an existing bldg. it's great. You still have some challenges with the landscape- make sure to protect the neighbors. Motion to set a PH for 7/11/18. Clark/Doug 5 ayes.

3. Middletown Self Storage SP/SUP- 295 Ballard Rd. (78-1-82) #42-18

R. Kossar Attorney for the applicant and I am with Brent Hardy, Senior VP of Merit Hill Capitol. This is the former Galleria Self Storage now called Middletown Self Storage. We are here to present sketch plan for a site plan for a proposed portable storage expansion on the west side of the Galleria. The current property has 3 components. The first is the multi-story bldg. in the front. In 2013 we rec'd approval for a small expansion in the back. The third as it exists is an empty lot to the NW of the property between this property and the entrance road to the Galleria Mall. It is covered with a fair amt. of tree line. We plan to add add'l movable storage structures that look identical to a drive up facility. They are made of the same components but you can move them with a 5000 lb forklift. They meet wind load and snow load requirements. We have had 2 worksessions and changed things on his recommendation. The biggest item was the aesthetic look and I understand that. First, they would run opposite of Ballard so view would be limited. I am more than willing to do any landscape buffering needed or screening up on top that would tie in with the existing façade of the bldg.

G. Lake I'm going to have Dick McGoey speak on a couple things.

R. McGoey The fire inspector had some concerns. The aisle space shown as 20 feet in 2 of aisles must be increased to 24'. That may impact the number of units. Going around the back of the bldg. you have to verify you can get a fire truck around the back. There are parking spaces back there that may need to be moved. On the proposed expansion. The back corner of the bldg. (the existing bldg). The 3rd issue is that the attorney pointed it out that this is a non-conforming use in this zone. It allows you only a 15% expansion of the ground floor area. You will have to verify that the new footprint is equal to or less than 15%. That is all bldgs .on the site as now – ground floor, s.f. as it exists now- 15% .

G. Lake The best we can do right now is table you for further action to modify it.

B. Hardy Not a problem.

D. Dulgarian Are these used anywhere we can see them?

B. Hardy We have properties in Florida. There is an example on one page of them in California. They go on whatever is required – asphalt, or true grid. It is a proposal we will modify as needed.

D. Dulgarian The true grid is the kind of stuff we have been talking about for years.

B. Hardy It's a pervious pavement. This would be the first one in the Northeast. We have it in New Orleans.

D. Dulgarian This board has talked about this in lieu of paving so we are interested in what Dick has to say.

B Hardy I can send you cut sheets and detail.

D. Dulgarian Gary, he has to recalculate and reduce the number and then change the width of the aisles. The plan we are looking at right now is going to change. I have no problem with it in theory.

B. Capozella I'm a bit hung up on the movable feature. Will they be permanent?

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R. McGoey The bldg. dept wants them tied down.

B. Capozella I don't have a problem with the way they look. These portable units, are they one single or multiple units?

B. Hardy They come in 20 or 40' sections. It looks like one contiguous bldg.

B. Capozella I like the idea of a brick façade on front and shrubbery as well.

C. Najac the true grid is that going to be the entire parking lot and the units sitting on it?

B. Hardy Yes, the entire NW parking lot and they would sit on it to allow for proper drainage.

C. Najac I don't remember how high the water was there but there was 5' water at that location at one time.

B. Hardy This section sits higher. It shows the division line between flood zones and this sits higher. We are not really big on landscaping trailers and such being parked there – it's an eyesore to us.

C. Najac. Thank you.

T. Hamilton There is some work that is scheduled to repair that area underneath that road...I am glad you mentioned that the motor homes and trailers will not be there.

B. Hardy yes, we have been removing them; we do not want that type of storage there. it is not clear whether that was truly approved.

T. Hamilton It was not. You really don't have room to put them.

B. Hardy Frankly, we do not want them. We have sister properties in Florida for that type of storage.

G. Lake I don't think we can give you sketch tonight. We don't know what changes you will have to make. We can put you back on 7/11/18 and get to a w/s in between.

B. Hardy that would be great, thank you.

G. Lake Motion to table for further action. Tom/Clark 5 ayes.

4. Dollar General SP/SUP - Bloomingburg Rd. (1-1-61.21) #49-18

C. Mlodzianowski Hello, I am from Bohler Engineering, I represent Hix Company for General Dollar. WE are here to introduce this to the Board for a 1.8 acre parcel at 882 Bloomingburg Rd. the parcel is in the HC zone and we are proposing a 9100 s.f. retail bldg. At this point we have submitted a sketch plan and as you can see we have laid out the site to meet the required setbacks to the bldg. with parking out front and to the side. Per side we calculate 53 parking spaces would be required which is far more than this use needs. We have proposed 33 spaces which we feel is adequate for the use. I would like to discuss a variance vs. a waiver with the board to night. The site is also to accommodate the tractor trailer for deliveries so it pulls forward into the site, across the drive aisle in the front and backs into the loading area by the dumpster. With that, we are here to get started on the right foot and hear comments and answer questions.

G. Lake Let's go to the parking. We did talk at the WS about showing the board that the 33 spaces would be efficient and proving that out from other numbers at other stores. The other thing we could do is we are big on banking parking. If you can show us where you can put the other parking in case you need it down the road then a lot of times this board allows you to bank it. What that does is keep you from going to the ZBA. That is your easiest route. I'm assuming you have Dick's comments.

C. Mlodzianowski I do, we are ok with them. We did bring a conceptual elevation.

G. Lake Will it be as nice as the one in Thompson?

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C. Mlodzianowski I am not familiar with that one. I'm open to suggestions.

R. McGoey You should go up to the Rock Hill Dollar General and see it and I think this board would be pleased if you were to copy that look. It's by the firehouse.

G. Lake We have been trying to improve that strip and working very hard these last few years to upgrade it. We feel it will be the next place growth will happen and are trying to get ahead of that curve. Take a look at it, the board will appreciate it. This is the time to do these things before we get too far in the process. I'll go thru the board.

D. Dulgarian is there anything on this property? (no, it's vacant) I have no problem with banked parking. We don't need what the code asks for but we have to show where it possibly could be. I will be curious to hours of operation and delivery times of the truck. There is not one space on this site that is not affected with that turn. It sweeps thru every parking spot.

C. Mlodzianowski We will make the drive aisle across the front will be wide enough. It doesn't hit any of the parking though.

D. Dulgarian We love to keep pedestrians away from delivery. It could be controlled by the hours. Those are what I will be asking for. It's a good location and I have seen these popping up and they seem to be nice members of the community. No other issues except make it as nice as it could be. Thank you.

B. Capozella I agree as far as the aesthetics. I have no issue with the project but as the Chairman mentioned, it's a possibility for more growth and the nicer we keep the area the more uniform it would be great. Same for landscaping to make it more visual.

C. Najac No issue if you can prove out your parking calcs. Keeping the green space makes it a whole lot nicer.

T. Hamilton On the north side (the Lloyd Property) the property line is right there?

C. Mlodzianowski We have ordered surveys and this is not approximate right now.

G. Lake I think it's a good use of the property and will be a good use. Motion to accept as sketch. Doug/Bill 5 ayes. Thank you. Call back in and get on a w/s and we will put you back on an agenda.

MOTION TO ADJOURN.