

3/6/19
PB MINUTES

Town of Wallkill

PLANNING BOARD MINUTES

March 6, 2019

Members in Attendance: Gary Lake

Tom Hamilton, Clark Najac, Bill Capozella, Doug Dulgarian

No 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

Distelburger SP/SUP and Lot line – 430 East Main St. (73-1-1.23) #39-17

M. Hunt Town of Wallkill Planning Board notice of Public Hearing. Notice is hereby given that a PH of the Planning Board of the Town of Wallkill, Orange County, NY will be held at the Town Hall at 99 Tower Drive Bldg. A, Middletown NY in said Town on the 6th day of March 2019 at 7:30 pm or as soon thereafter as the matter can be heard that day on the application of the Distelburger Farm Apts. for a 3 lot SD and site plan approval of 116 proposed garden apts. located on East Main St. AKA 73-1-1.23 under Section 249-22C 6 of the Zoning law of the Town of Wallkill. All parties of interest will be heard at said time and place. I rec'd his mailings.

G. Lake: Good Evening. Name for the record please?

J. Samuelson: Good evening. My name is Jay Samuelson, from engineering properties. What we have here is roughly a 41.8 acre parcel located on East Main Street. The property is bisected by the HC zone and the R1 zone. The project consists of a subdivision and a site plan for proposed lot two, which are proposed apartment buildings. Lot one will be 1.25 acres in size and will be a previously approved Dunkin Donuts. Lot two which is roughly 37.6 acres is a proposed apartment complex. Lot three is approximately 4.2 acres which will remain as vacant land. Access to all three lots will be through a private roadway. Access from East Main Street, opposite the exit of the elementary school. Traffic analysis has been done. There is a left turn lane that has been designed and approved for Dunkin Doughnuts. There will be additional improvements to a traffic light which will be installed. This is currently under review by the county DPW. We did the density calculations for the entire property; we are proposing 116 total units and 7 buildings. There will be a mix of one bedroom and two bedroom

units. 25% of them will be one bedroom units and 75% will be two bedroom units. The town requires two parking spaces for one bedroom units and two and a half spaces for two bedroom units. This means we are required 276 spaces. We are proposing 277 parking spaces. There are proposed amenities with this as well. There is about a 3000 square foot club house, and outdoor pool area, and a children's playground. There are various stormwater facilities being proposed on the site to control or mitigate the stormwater runoff for water quality and peak rate runoff. Water and sewer will be served by the town system. All of the improvements will be private, so they will be owned and maintained by the entity of the apartment building and shared through the other two lots; it will be no responsibility to the town. There will be a pump station for the apartment building set back by the clubhouse area. It will pump back about halfway up the private road to a manhole that will flow gravity back to east Main Street. We have prepared site lighting and landscaping for the plans, those have all been submitted to the town for review. I also have an architect with me here tonight as well. He has brought a few renderings that he can show you and explain.

G. Lake: Okay, why don't we take those out and pass them out to the board.

J. Samuelson: So the first rendering we have is what the apartment buildings will look like. All of the apartment buildings are very similar in nature. The other rendering we have is the proposed club house.

G. Lake: I'll open this public hearing at 7:48.

Citizen of the Public: I live at 30 Belle Vernon Avenue. As I look at the plans, this is right behind my house. I just want to know how this is going to affect my property value. I know this is exiting right by the school, and already in the morning and evening I have a hard time leaving Belle Vernon Avenue because there is too much traffic. How will this affect the congestion?

G. Lake: Okay, thank you. Is there anyone else?

Stanly K: Good evening. My name is Stanly K. from 53 Belmont. I'm curious to know what they are going to do with the wetlands that the frogs and turtles live in right now. I want to know how the runoff and everything will affect those areas and how close these homes are going to be built to the property lines. What type of security is going to go into effect?

Susan G: Hi, my name is Susan G; I live at 56 Belle Vernon Avenue. I was wondering if the only entrance to the property is going to be on East Main Street, or will there be alternate access to the property.

G. Lake: What you see there, just the one by the school.

Susan G: Where will these buildings be getting constructed? Will I see them from my property?

D. McGoey: Do you see this open land here? That's generally where the construction is going to be taking place.

Larissa P.: Good Evening, I'm Larissa P. I've grown up with my mom at 56 Bell Vernon and now I live at 49 Bell Vernon. I want to know how this is affecting the school. I graduated from this school 10 years ago now, and when I attended there were about 30 to 35 children in each class. I'm sure there are more students now than when I graduated, and if you're going to add more houses, how are you going to fit that many more people in that high school? I don't know how that is going to affect education. I also work in the area with the state police and like my neighbor said, it's very difficult to travel on East Main Street already. To get anywhere in the afternoon around 3 or in the morning around 8 is already difficult enough.

G. Lake: In regards to the school, within the Seeker process, we send away to the school to get any of their comments that they would like to tell us. Any information they may or may not have and want to send us would be sent then. I believe that we have not received any comment from the schools, which is quite common. Mr. Samuelson, would you like to come answer these questions?

J. Samuelson: The wetlands are in the rear of the site. We are not proposing any disturbance to any of the wetlands, and we are avoiding any and all impacts too the wetlands. As you can see on this diagram here, the blue area circled in the back is our stormwater facility. The wetlands are behind that and on either side of that and all of that is going to remained undisturbed. Where we are proposing our development is outside the wetland area. The setbacks are in compliance with the town code. There are 40 foot front setbacks, and 30 foot side yards. I believe we are at least 50 feet from all the property lines if not more. The barn is not on the lot that the proposed housing is on, it is on lot 3. We have no proposed development on lot 3, however we will be getting rid of the barn. The only entrance will be from East Main Street, opposite the school exit.

Farrell Organziation: There will be security on the buildings. There will be cameras, it will be well lit, and there will be security on the property at all times. It will be tied in to town codes. Our company builds a very upscale project.

G. Lake: Thank you. Marylynn call the roll.

Marylynn Hunt calls roll. D. Dulgarian, B. Capozella, C. Najac, T. Hamilton, and G. Lake, all respond "yes."

G. Lake: The public hearing is closed. Let's go through Dick's comments before we get into any of the bigger things. Will you have any problems with these?

J. Samuelson: The last comments I have are from the 18th of January. Are there newer ones than that?

D. McGoey: Yes.

J. Samuelson: Okay I did receive the fire department comments. I have no problem addressing those. I have no problem responding to hydrants or adding connections to the lines; anything like that. The mutual use and maintenance agreement is being written, so our attorney is preparing that. He will send it over to Mr. Barone for his review. On each of the three lots, we provide separate connections for water and sewer on the plans, as shown. Again, we agree that sewer will be private on the site. I believe we did get the updated traffic analysis; that was resubmitted in our submission in February, with the updated counts for Quick check. We did contact the school district and they are well aware of this project in regards to school bus stops. Their answer was that this project is within walking distance to all of their schools. If we can convince the school to come and pick these kids up, we have no problem building a gazebo for them to wait under. At this point in time though, the school says they are within walking distance and have no plans to create a stop.

G. Lake: Did they send that to you in letter form?

J. Samuelson: If I don't have it, I will get it from them.

G. Lake: I think the least we would want to do is put that in our file.

J. Samuelson: The revised floor plans were submitted, removing the dens, so you should have copies of those. So I know that project has been sent out for bid, I don't know if they have selected an entity to do that construction. I do know that it has been released for bid, and some of the contractors that we use actually contacted us to look at it and gives us prices on surveys. We set our entrance to match all their improvements. The left turn lane and the light are the responsibility of this project and will be paid for by the developer at his cost. There will be no expense to the school and no expense to the town. I do not know when the school will be revising their front layout though. The plans are done and I know they have released it for bid, so when I reach out to them I can ask about this as well.

T. Hamilton: Until that is fixed, it is going to continue to be a disaster.

G. Barone: This project also went to county planning for review and comment, right?

G. Lake: Yes. It went to county planning.

J. Samuelson: Water and sewer will be discussed in a separate meeting. Health department and DEC cannot be discussed until we have preliminary. We can provide truck access to the sewer pumps and make sure they can get in and out. Our traffic consultant has provided the report back to the county.

The county has done a lot of studies of the East Main Street corridor. We did submit a package to them in December regarding this project, but we still have not heard back from them on it. We did reach out to the two weeks ago, and said “the left turn lane you have already reviewed, and approved when we did the Dunkin Donuts design. We would like to get started with the signal design.” They told us to wait because they are going to analyze the whole East Main Street Corridor for all of the projects that are along East Main Street, and they didn’t want anything to be duplicated. They told us they are going to get in contact with us in the next couple of weeks to schedule a meeting to decide who is doing what, and what is best. We are at kind of a stale mate with them at this point in time. We know there has to be a traffic light, we’ve committed to making a traffic light, now it’s just a matter of getting the county to get through the review.

G. Lake: Okay. Did our traffic consultant get back to us on this information yet?

D. McGoey: Not yet. I don’t think they are coordinating with the County. I can ask them. WE can try and contact them and ask them to contact the county and applicant so we can get a handle on what is happening with this project and the overall traffic.

G. Lake: The traffic is always an issue on East Main St. I would be curious to see what the County says and maybe the State has to be pulled in because of the bridge.

D McGoey: The County will ask for ROW’s.

J. Samuelson: We did give up some.

G. Lake: For years we have done that along East Main St. in case we need turning lanes. I’d be curious to see what the County comes up with.

D. Dulgarian: I have lived there for 55 plus years. We knew some kind of development would be there. The problem is making it fit the neighborhood in the best possible way. I have some questions on the school entrance. Has it been determined if the front I going to be student drop off by parent or bus?

J. Samuelson: It’s switching whatever it is now. I believe its parents now, so it is going to be bus only. The parents are going to go around the back where the busses currently now go. That’s what the plans show. I haven’t heard anything since last fall about this or where they are going with that. If it falls through it will be accounted for in our traffic analysis. There is going to be a light there either way.

D. Dulgarian: But the amount is what I am concerned about. Although the busses are bigger, there are less of them, meaning fewer trips.

J. Samuelson: I can ask the traffic consultant to see what would happen if it remains the way it is now- parent drop off and pick up.

D. Dulgarian: Are you keeping the silo?

J. Samuelson: At this point in time, we have not performed any structural analysis on it. We will in the future, but I do believe the intent is to get rid of it.

D. Dulgarian: As far as aesthetics, are you doing any kind of stone walls?

J. Samuelson: There is a stone wall as part of the plans for the Dunkin Donuts as part of this project. The stormwater facility that is in the front of this project will have to be built for the road, which is against the stone wall along East Main St. This project is significantly farther back so no, we haven't proposed anything on the front of this project. We still have the vacant piece where if something happens there, we can build a wall there.

D. Dulgarian: Now, when I'm looking at this floor plan, I notice that not each unit has an upstairs and a downstairs- is that correct?

J. Samuelson: That is correct.

D. Dulgarian: Is it the whole length of the building?

J. Samuelson: No, there is a center hallway, and the building does have an elevator. It will be 4 units in the front of the building and 4 units in the back on each floor. There is a mix of one bedroom and two bedroom units.

D. Dulgarian: So in the units, are there any extra rooms that could be tuned into bedrooms?

J. Samuelson: I believe we removed all the dens; I'll also have Frank answer this question.

Farrell Organization: We have seen this in the past where two bedrooms become three bedrooms and it really throws off the school count and traffic impacts. There are no other separate rooms on any of the plans that could be turned into bedrooms.

D. Dulgarian: Is this going to have a homeowners association?

J. Samuelson: They're all rentals so no.

D. Dulgarian: Will there be no further development on that back parcel?

J. Samuelson: So the lot that we are proposing the apartments on, there is an area we are designating to conservation. We are in discussion with the town board to dedicate that to the town as park land. We will have no further development on lot two. The only future development we'd have to come back for would be where the barn is now.

D. Dulgarian: Will there be any kind of sheds or outside storage that the renters can put on the property?

J. Samuelson: No, nothing like that.

D. Dulgarian: In the traffic study you just turned in, you're stating that the traffic counts went down from 2016 to 2019. In multiple places it went down a significant percent. How is that possible, other than the 2016 study being done in June, and the 209 study being done in January?

J. Samuelson: I'd have to get back to you on that answer. We hired a separate consultant to do that. I will ask them that question specifically.

B. Capozella: Of all of the issues, the traffic is the key to this project. I'm looking at the study in which traffic counts went down; this is something I'd like to discuss with our town traffic consultant. It states that this is during peak hours AM and PM- what are peak hours? Normally, we say peak hour is around 5 o'clock but as someone mentioned, this area gets particularly busy around 3 o'clock since you're right in front of a school. This is something I'd need to look at, to really convince me of any traffic studies performed there. This is Town water and sewer, so we usually like to have a letter from the town stating that we have the capacity and so forth that can handle this. One of the people in the public hearing had mentioned runoff which has yet to be mentioned by us. Normally the runoff is controlled better after the projects are completed than before. Mr. McGoey can probably reiterate that, but usually what we've seen on these projects is that people are worried about the runoff. There is a stormwater management plan so usually everything ends up being okay. I just wanted to answer that for the public. The items like the pool or any basketball courts, there are no notes on the plans for them. Are they coming into effect after the place is built, or as it is being built? We know you are going to do them, but we just like to see that and give us an idea to go by.

C. Najac: For the one person who asked about traffic in front of the school, I think the light will help that seeing as how it will give you an opportunity to get out during a break. For lighting you are using LED's and your numbers look really good, so I don't see anything to comment on in terms of that. The only thing you don't have on here is whatever feature you are using to light the entrance.

J. Samuelson: Correct, because we don't know exactly what we are doing with that yet.

C. Najac: The next point I wanted to bring up was security. It was said that there would be cameras, who would be watching those cameras? I don't need an answer right now, but it would be a good thing for

someone to be watching those. The last point is back to traffic. When you build your left turn lane, are you going to time it so that it happens when school is not in session?

J. Samuelson: The County would not let us build while school is in session.

T. Hamilton: I just have most of the same comments concerning the traffic. I just wanted to ask about the floor plans for buildings 1 through 7. You said there were no more dens, but in the second floor there is now a room called a sitting room. What is a sitting room? They have a closet, a desk, and a window in there which leads me to believe it could end up being a bedroom. There are two in every building on the second floor.

Farrell Organization: There are many people who work at home these days. It is nice to have an area where you can put a desk and create a small office. These rooms are absolutely not intended as bedrooms at all. If everyone would prefer, we can take the closets out. The intent was just to add to the living space, but to make it slightly more separate from the living room so that you can have an area for that desk.

T. Hamilton: So who is going to make sure that there are no other beds or people sleeping in those rooms?

Farrell Organization: What we can do to fix this is take out the door, and take out the closets.

D. McGoey: I can check with the building department and show them the floor plan. I'll ask them what their interpretation is and see if that does or does not constitute an addition room. If it doesn't then it should be okay.

D. Dulgarian: It doesn't matter if you're going to make it a two or three bedroom. You just need to let us know so we can do the calculations so that we know how many kids are going to go to the school, and how many cars are coming in and out of that parking lot.

Ferrell Organization: In other communities we are building today, we see a lot of people coming in and saying "I want a place to do my work that isn't in my living room." It is happening everywhere and again, that is the intent. I have no problem taking the closet out, which would deter residents from making that a bedroom. There will not be a door on that room either.

G. Lake: Doug, you wanted me to come back to you for a second?

D. Dulgarian: Yes. Has the county approved that traffic light?

J. Samuelson: No, they won't even let us start design on that yet.

3/6/19
PB MINUTES

D. Dulgarian: So we're looking at approving a plan here, in which we don't know what the school traffic is like, or whether or not the light will be approved.

J. Samuelson: Like I said previously, we submitted to them back in November or December trying to get this going but we have received no response from them.

D. Dulgarian: Well you have to understand that other than closing the public hearing, we really can't do anything with this.

J. Samuelson: We understand.

G. Lake: Well we got the public hearing out of the way. They also waived the 62 days because it seems as though the county is holding them up.

D. Dulgarian: I'm no traffic expert, but I would really like to see another view of the traffic.

J. Samuelson: I have one question about this. Is there a way I can have something so that I can continue my design of water and sewer to get to the health department and the DEC?

D. McGoey: You can go to the health department for a letter or something that asks for that and then the chairman will take a look at it.

G. Lake: One last thing, I think in these plans, you should put a little more emphasis on protection and landscaping. Looking at a particular project in the City of Middletown, I want to make sure your project does not end up the same way as that one did. I'd like to get protection of land and landscaping out of the way sooner rather than later.

T. Hamilton: Also on that point, there is no landscaping shown on the homes in the eastern portion of this map.

J. Samuelson: I will talk to the landscaping architect and make sure we get that all straightened out.

G. Lake: Okay, your public hearing is closed. You waived the 62 days, and we are going to table you for further action. You are going to try to get something from the health department yes?

J. Samuelson: Yes. We are going to try to get something from the Health Department so we can continue working on water and sewer. We'll also work on the county to see what we can do about that traffic issue. Thank you very much.

G. Lake: Motion to table for further action?

3/6/19
PB MINUTES

All: Motion.

G. Lake: All in favor?

All: Aye.

G. Lake: Opposed, none. Thank you.

Haitian Church of God SP – Extension to final- 257 Rt. 211w (49-1-74) # 31-13

G. Lake: The Haitian church asked for an extension which was granted so they are not on the meeting tonight.

Hallister/Reardon SP/SUP- Extension to final – 709 Bloomingburg Rd. (3-1-69) #08-18

T. Depuy: My name is Tom Depuy, I am here representing Hallister. We are asking for an extension on the site plan special use permit and the subdivision. Once we get the road maintenance agreement all ironed out, we can finalize everything.

D. Dulgarian: How many extensions?

T. Depuy: This is our first one.

D. Dulgarian: I have no issues at all.

B. Capozella: One year.

C. Najac: One year.

T. Hamilton: One year.

G. Lake: Motion for a one year extension? All in favor?

All: Aye.

G. Lake: Opposed, none. Thank you.

**Saddle Ridge SP/SUP – EXTENSION TO FINAL CONDITIONAL APPROVAL- Maples Rd. & 17M
(36-2-67.61 22-3-10.2) #49-10**

G. Lake: There is no one here for this meeting however they did call beforehand. They are also requesting a one year extension as they are still tied up with the railroad. All in favor?

All: Aye.

G. Lake: Opposed, none.

DOLLAR GENERAL SP – 888/890 Bloomingburg Rd.(1-1-61.21) #49-18

Karen: Good evening. For the record, I'm Karen from Bohler engineering. I represent HSC Bloomingburg LLC. I am here with Ken F. this evening from HSC and we are here to continue site plan review for the subject parcel located at 888 Bloomingburg Rd. here in the town. I do believe the last time we were in front of this board was back in August, and a lot has happened since then. The parcel is in the HC zoning district. It is about two acres in size and we are proposing a 9100 plus or minus square foot Dollar General Retail store. The layout meets all the required setbacks. We had to obtain two variances; one for the proposed work in the buffer area (within 200 feet of the Shawangunk hill), and the other was for the parking count. We did receive both variances on January 14th of this year. One request of the zoning board with granting the variance for the parking was that we show four land bank spaces. Those show up on the plan right here. Those are four spaces that we don't feel we need. We feel that the benefit is there in the green space buffer to the residential street to the south of us. We have shown those though, in case they were needed in the future. When we met with the planning board, it was requested that the stormwater is not in the front of the site, so it is in the back now. It will be an infiltration practice. That was also part of the variance we obtained. Our septic system will also be tucked in the back corner, away from the adjacent wells of the residences nearby. Our well is proposed in the landscaped island in the parking lot. With that said, we are here to continue the review and get the board's feedback. One other new item was the building architecture. The board had seen a previous version with a flat stepped roof and a different façade. We went back to the drawing board and revised the building elevation to what is in this plan here and this is the most recent version of what we've submitted. We changed the letters to individual channel letters, and added the peaked roof. Windows and shutters were added along with the brick façade along the bottom of the store. We also dressed up the parking lot side that you would see. With that I'll turn it over to the board.

G. Lake Any problem with Dick's comments? Dick – any issues? (no)

D. Dulgarian The SW management in the back near the creek, that is something you got a variance on?

Karen The variance was for the code for being 200' off the Kill. You are not supposed to disturb the land even for stormwater. The variance they approved all the work proposed in the buffer area as per the Shawangunk Kill Protection Area.

D. Dulgarian 200' is that the line in the back or is that the width...

3/6/19
PB MINUTES

Karen If you look in the back corner of the bldg we made sure the bldg was out of it.
That was per request of the Town.

D. Dulgarian We are looking to set a PH? (yes) Ok – when you come back we will be looking at landscaping, lighting etc. I don't have too much more.

B. Capozella Set a PH.
No other comments from the board.

G. Lake Motion to set a PH for 4/3/19. Bill/Doug 5 ayes.

Karen It was sent to the County>?

M. Hunt Yes, I did not receive the comments yet.

Karen Thank you.

Joshua Auto SP – 320 Highland Avenue – (36-2-41.1) #33-16

G. Lake I asked Marylynn to contact their representative to make sure things we asked to be done with the Bldg. Dept were done. They did get back to us and notified us they were and that is why they are on tonight.

D. Higgins We had the PH on 1/2/19 and it was closed. We had some comments that Dick has that I believe have been addressed. There was some clean up at the site that was required by the owner. There was a letter that went out from Al Vance yesterday indicating all the violations on the site have been addressed by the owner. We are seeking to get PB approval for site plan.

R. McGoey I have not seen the easement information that I asked to be provided.

D. Higgins John had mentioned that. the day after the hearing the owner of the adjacent property had provided a map? I have a map that does show a 10' wide easement that runs along that property line. I believe it's 10' on the Kuhl's Highland house side.

G. Lake Did you get the email from Al Vance, Dick?

R. McGoey Yes I did.

D. Higgins That shows the 10' we show on our map.

3/6/19
PB MINUTES

D. Dulgarian there is still cars without plates in the back. What are all the drums next to the dumpster behind the building? Oil, Gas? They are not on your site plan. They are still there – about a dozen of them. There are junk cars in the bank and they did clean up the visible side but ...

D. Higgins I apologize, I thought from Al Vances' email it was cleaned up.

D.Dulgarian Is it a body shop? (Motor Vehicle repair..) When did it cease to be a body shop – how long ago?

D.Higgins He is aware it is not permitted in the district.

D. Dulgarian How long ago? More than a month ago? The last month I was there were body filler cans in the dumpster, residue that all body shops have, masking stuff, paint cans, etc. if they had already been in violation they continued to do that after the violation.

D.Higgins My understanding is that it was recognized, made clear to the owner that body shop was not permitted and so forth.

D. Dulgarian Ok. I have pictures of the body shop stuff as well. The site is a mess. I am not going to go against Mr. Vance but there are barrels and cars there.

G. Lake The bldg. dept has spent a lot of time getting it cleaned up.

R. McGoey a note on the plan shows the number of vehicles to be 10 to be parked overnight. No junk or abandoned cars stored on the site.
I would say we table it for now.

G. Lake I'm going to table you tonight. It just seems that if we don't nothing will be done. I can put you back on the 3/20/19 meeting. Somebody up there has to make a decision but you have been here enough. When you see pictures like this it's mind-boggling.

d. Higgins I do understand that this has been on –going.

G. Lake WE reached out today and you indicated these items were done.

D. Higgins I thought they were. I understood from Mr. Vances' letter the violations were cleaned up? He is speaking specifically about violations from the Bldg. Dept.

G. Barone We cannot approve a site plan if conditions are different than what is on the plan. Outdoor storage should be on the plan, there is drums, cars, one that is half painted without plates outside.

G. Lake Your site plan does not represent what was there. I realize you are filling in for the other engineer. I will put you on 3/20 or 4/3/19. Get rid of this stuff. I will make sure we do another field inspection before that. Motion to table put on the 3/20/19 agenda. Tom/Doug 5 ayes.

Lakeview Nursing Home SP/SUP- O'Brien & Midland Lake Rd. (40-1-28.321) # 12-18

B. Cleverley MJS Engineering. We were here previously. This is on the corner of Midland Lake Rd. and O'Brien Rd. the facility would include 165 beds- combo of nursing home and also lower levels of care . It would also feature training for 30 students for nurses, nurses' aides for working in the facility. It would be 3 stories, an entrance off O'Brien with a loop entrance for fire access and parking in the rear of the bldg. The project has applied for an extension of the sewer district which is in front of the Town Board on 3/28/19. It features its own private water system and private fire suppression system. There would be a tank up here and a couple of wells feeding the facility.

G. lake Sewer – are you asking the Town to give you and extension? Point out to the rest of the board where the manhole is. it is really right there.

B. Cleverley There is existing Midland Lakes sewer which runs along the stream along 17. There is existing dry sewer site where there is a manhole here that runs down to the sewer. We are proposing a sewer line to connect with the existing dry sewer. This road was intended during construction that the sewer could be connected into it but not ever added into the sewer district. The residents will have a nice view in the front of the lake. There are walking trails for the residents.

G. Lake I don't think everyone was aware the sewer was really there. it's been there.

B. Cleverley There is an 8" sewer that never had anything connected to it – it's there in the street.

D. Dulgarian This is across the street from the lake?

B. Cleverley It is more brush than woods and a meadow up there. They will have a nice view.

G. Lake You water tank that you are building. Have you sized it out yet?

B. Cleverley No, not yet. That will be storage for sprinklers and fire flows.

G. Lake Any problem with Dick's comments?

B. Cleverley one of the comments was to have another access on the site. I was thinking that we have a bar access from O'Brien Rd. similar to Elant in Goshen.

G. Lake I think the fire dept is looking for crash gates where they can go down Midland Lake Rd. Ext and enter in that way if need be.

B. Cleverley This site is elevated.

G. lake See what you can come up with.

D. Dulgarian Will this be visible from 17 with the height?

B. Cleverley Probably not.

G. Lake It's 3 floors.

D. Dulgarian He has to go to the Town Board?

G. Lake The sewer line that is there was put in way back in the Dennis cosgove days. They put it up the road to where his driveway is. It is considered a dead line.

C. Najac The main runs thru the farm field under 17 that hooks into it.

B. Cleverley 15" line runs and goes from 18" over here at Cottage St. Ext.

D. Dulgarian So, just a sketch tonight?

R. McGoey We gave him sketch already.

B. Capozella Two wells- are they there? (no they are proposed, a public water system requires 2 wells).

R. McGoey Public water system in the eyes of Dept of Health are certain types of facilities. the water is discarded into the sewer.

C. Najac They have to put a meter on their water line into the bldg. to calculate how much sewage.

3/6/19

PB MINUTES

G. Lake We have a letter from Washington Hts. Fire Company. We talked about the access road and a dry hydrant into the lake. I'm assuming that is what they are talking about. The reason I asked about water capacity is they would like to have a hydrant on each end. You can't answer that until you know how large that tank is going to be. I'm not sure if it's feasible, maybe a dry hydrant on the other side. The other items are outside our realm as far as a Planning Board. These can be addressed as we go on. Motion to table for further review. Tom/Doug 5 ayes.

MOTION TO ADJOURN.