

**Town of Wallkill
PLANNING BOARD MINUTES**

July 15, 2020

**Members in Attendance: Gary Lake
Clark Najac, Bill Capozella,
Andy Guattery, Tom Hamilton, Jim Keegan
Doug Dulgarian**

**Also in attendance: Dick McGoey, MH&E PC, Consulting Engineer
Tad Barone, PB Attorney**

7:30 PM – MEETING

(35:52)

1 – Shoemaker 3-family SP/SUP – 228 Watkins Ave (38-13-4) #2019-0074

G Lake: We have already verified that it has been sent out to the residents in the proper distance around the property. We also verified that it has been in the paper. The notice has been done and from that point we will have Wayne Shoemaker try to give us a brief description. I am also going to help out as we go along. Myself and Mr McGoey will help. He has already been here numerous times and been to the ZBA and probably a little longer due to the COVID 19. It probably took a little longer to get back here for the same reason and it is not new to the board. Ok Wayne go ahead and give a brief description of what you want to do again. That you did receive your ZBA variances.

W Shoemaker: I did receive all of the variances from the ZBA variance and they are going to let me buy my little piece of Rhode Island Ave, just on my side, though. Just to complete and have the square footage. The building itself is already pre-existing. I am just going to make the back two bay garage into a place for my in-laws to stay when they come up from Florida. A two bedroom apartment in an existing building.

G Lake: one of the hold-ups that you did have was with the town and the property. Form what I understand now is that the town is now satisfied. Let me go through the board quick to see if there's anything before I open to the public.

D Dulgarian: I will wait for after.

J Keegan: after

B Capozella: after

PB Meeting
7/15/20 Minutes

C Najac: After

A Guattery: After

T Hamilton: after

G Lake: I open this public hearing at 7:37PM.

Motion to close the public hearing at 7:38PM Tom/Andy 7 Ayes 0 Nays

G Lake: Let me go back through the board and see if there's anything

D Dulgarian: no after going through the neighborhood and seeing another 3 family home on 110 and there's a school across the street. Then there's a 4 unit up the street. So it's certainly not changing the neighborhood so I think it's low impact.

J Keegan: I agree, low impact.

B Capozella: yeah same thing low impact.

C Najac: No actually we have seen this a few times and waiting for TB to say OK on the road, correct? No issue

A Guattery: no issue

T Hamilton: no issue

G Lake: Motion for Neg/Dec Part 3 EAF Bill/Jim 7 Ayes 0 Nays

Motion for a SUP and SP approval subject to our comments Tom/Bill 7 Ayes 0 Nays (42:43)

2 – Crystal Run Crossing Ext Lot#9 SP/SUP 12 Ben Gilman Way (78-1-80.622) #19-113

G Lake: we did this awhile ago and they are looking for an extension.

D Dulgarian: First, I am good with that.

J Keegan: I am good

B Capozella: good – one year

C Najac: good

A Guattery: I'm good

T Hamilton: good for one year

G Lake: Motion for a one-year extension Andy/Clark 7 Ayes 0 Nays (43:05)

PB Meeting
7/15/20 Minutes

3 – Michael’s Appliances – Ext SP 585 E Main St (78-1-50) #2019-0050

G Lake: Michael’s Appliance is looking for an extension. Andy you are going to abstain

A Guattery: Yes I am going to recuse myself from this one. I am not sure who we have here for it though.

G Lake: This I believe is his first one.

A Guattery: I can speak for it if you want me to!?

D Dulgarian: first one so no problem at all

J Keegan: good for the one year.

B Capozella: good

C Najac: one year no problem

T Hamilton: one year no issue

G Lake: Motion for one year extension Bill/Jim 6 Ayes 0 Nays (44:29)

4 – Lands of Torre – Ext 378 Bloomingburg Rd (3-1-89.11) #2016-0059

G Lake: this is the second one year. Is anybody here for these people by the way?

T Depuy: We would like to move a lot of equipment around and stuff so we can put a workshop here. We have been trying to get the funding together so we can move forward. So we are trying to get another extension because we are trying to get the funding together.

G Lake: let me ask the board

D Dulgarian: I am good

J Keegan: one year

B Capozella: one year

C Najac: one year

A Guattery: one year

T Hamilton: one year

G lake: motion for a one year extension Tom/Andy 7 Ayes 0 Nays (46:05)

5 – Bank of America – Ext SP 364 Rte 211E (50-2-46) #2019-0072

J Kline: yes we are just here tonight to seek a one year extension for the special use and site plan approval for the Bank of America Application. Everything is moving forward, we just need a little more time with everything going on. Construction schedule is early fall to break ground.

D Dulgarian: it's understandable with what's going on out there, one year

J Keegan: no issues

B Capozella: no issues

C Najac: no issue

A Guattery: no issue

T Hamilton: no issue

G Lake: **motion for a one year extension Doug/Bill 7 Ayes 0 Nays** (47:17)

6 – Sobo & Sobo – SP 141 Dunning Rd (50-2-41.2) #2020-0003

Mike from Engineering Properties. We are here representing Sobo & Sobo as the engineer of the property. Last year in January we ...(*inaudible*)

G Lake: before I get into Dick's comments, I know that you have the photographs. Why don't you just hold them up to the board again. Did you receive all of your variances from the ZBA?

Mike: yes

G Lake: I forget how many

Mike: four - (4 variances; side fr 50' to 10.5', side fr 100' to 40.6', side fr 10' to 0.5', lot width fr 200' to 161.5')

G Lake: Ok now for the comments. We are going to be setting you a public hearing. Before you said that you were working on the comments and putting them in the plans. Is there anything here that you want to talk about like the storm water management.

How are you going to handle that? I know that going down this hill there's a little concern on that.

Mike: as far as the storm water management. On the level of the parking garage, the integration testing then the numbers are between 10 and 12 and are probably going to be in the smaller area than what is shown. We decided to go that route because we didn't want to try to come in on angles on site and to grade out from the bottom level here and out without coming on an angle over here. As you can see on the plan rather than coming in on an angle

D McGoey: if you have any issues with any if those comments we can handle them

Mike: there was a comment about the access with storm water management that's going to be taken care of by the access ports. They'll be shown.

D McGoey: will you be able to get a back truck in that garage and get out if you need to?

Mike: correct, yes. We are going to have a minimum of at least 10' on the level here.

G Lake: let me go through the board and set a public hearing tonight and have them come back to a work session and have them fix that up

D Dulgarian: The terms that I will be looking for are the at the Masonic Creek storm water, erosion into that creek and also what effect it'll have on the property and also what it'll look like from the road, curb appeal. Obviously you are dealing with a lot of TOPO issues, dealing with a creek and dealing with a wall. I like the project.

J Keegan: yeah I like the project, I love the building. I just be looking to make sure the fire department doesn't have any comments and the storm water, that's all.

B Capozella: yeah I like the project. The storm water with the engineering notes, I know that you are going to be working them out.

C Najac: I like the looks of the building. it's a great spot to work with and I am happy to see that they are doing well enough that they need to improve what they have in that location right now. So let's take care of the details with Dick and I think that we will be fine.

A Guattery: well Doug took all of my thunder with the snow and the Massonic Creek that's all important. I am going to just assume that engineering properties ran out of

PB Meeting
7/15/20 Minutes

paper because they didn't print a landscape plan. Here's a chance to get Dunning Road to start to look as nice as this building. A lot of that area does not look good so I am going to be looking for that when they come back for sure. Other than that I think it's a great fit.

T Hamilton: Landscape wise are you going to have something in here?

Mike: well there's going to have to be something.

T Hamilton: nothing else.

G Lake: yeah there's going to be something. I have question: the driveway going onto Gibbs. That's for in and out?

Mike: yes

G Lake: that's going to be big enough to swing a truck in

Mike: yes

G Lake: OK. I would love to see this all landscaped and a public hearing

D Dulgarian: the access from the traffic light down on Schutt Road, back there, is there something connects?

A Guattery: coming up behind the Shop Rite building.

D McGoey: we have an emergency access road that connected down to the apartments in the back.

G Lake: is it off of Gibbs?

D McGoey: up to the cul-de-sac. Off of Gibbs don't know what kind of condition it is in but it's an emergency entrance.

Mike: is that off of Crystal Run Road?

D Dulgarian: no, it's where Price Chopper is and the senior center, at that traffic light, it goes all the way up and in back around Park Manor.

G Lake: set the PH for 8/19/20 good?

Motion for Public Hearing for August 19th 2020 Bill/Tom 7 Ayes 0 Nays (1:00:30)

7 – Silver Lake Ridge Apts Lot Consol. SD 1 Piper Ln. (99-1-1) #P-6-3

Kristen O'Donnell from Lanc & Tully Engineering, I will be representing Silver Lake. We have received the town engineer's comments and we have no issues with the comments. In response to a Parts 1,2 and 3 EAF and we would like to set up SEQRA in order for us to go to the other agencies to get what we need.

G Lake: and consolidating all those lots.

G McGoey: that's one of the actions tonight. To consolidate lots and the other is get them to the other regulatory agencies and we can't do that without a Neg/Dec.

G Lake: Dick's comments we are going to

D McGoey: there's nothing earth shattering in there.

G Lake: let me go through the board

D Dulgarian: The only comment I got is: what we are looking at now do we have to take this traffic into consideration. We have a million sq.ft. of stuff across the street and now how does this come into play now? This was never what he was talking about. Traffic study after.

G Lake: we also have to look at Golden Triangle

D McGoey: all of them together pay for that traffic study. This was part of it, yes. Golden Triangle they have to consider their traffic study.

D Dulgarian: because they lost the right. I have no other issue

J Keegan: I have nothing I am good

B Capozella: I guess the only thing is *(inaudible)*

D McGoey: there will be a developers agreement and that will be part of the developers agreement. They have the come back.

B Capozella: *(inaudible)*

C Najac: Yeah Doug covered the issue I had which was traffic but they were part of the original traffic study so Golden Triangle will have to be on its own. What they are planning on having. I'm Good

A Guattery: I have nothing further

T Hamilton: School bus?

G Lake: in past experiences the school buses don't travel on private roads. But between now and the time that we come back, you have a lot of work to do with the other agencies. Contact City of Middletown to show them and see if they are willing to let the buses pick up. Is this going to be a town road?

D McGoey: It's designed to be a town road but the town probably will not accept it until something happens to the property in the back. But they do have 8 parking spaces out by the road for the parents to wait with their children.

A Guattery: and the last time they were here Gary, I had asked about bus stops and they had talked about it. And they were going to put in a shelter or something. So they did talk about that the last time they were in.

G Lake: I still think it's worth them asking.

Motion for a Neg/Dec part 3 Doug/Andy 7 Ayes 0 Naves

Motion for SUP/Preliminary SP subject to our comments Andy/Jim 7 Ayes 0 Naves

Lot consolidation for preliminary approval SD Bill/Tom 7 Ayes 0 Naves (1:08:47)

8 – CR Wolfe – 167 Baker Rd SP (24-1-51) #2019-0008

Representative:(*inaudible*)..... The civil engineer he said you should have all the information to all of Dick's comments, the only thing he won't have done is the But he has already spoken to the gentleman in the town about that. Revised plans were sent out June 3rd.

G Lake: Let me go through the board

D Dulgarian: I have no problems with the project but refresh my memory. In one of our ZOOM meetings there was a problem with ...(*inaudible*)..... on Rte 302 parking?

D McGoey: I had guesstimated that they move it across the street from 302 and then park behind. For (*inaudible*)

PB Meeting
7/15/20 Minutes

D Dulgarian: OK

Representative: there was also an issue with here with the section of the soil here that we were going to put the building on so that was why we moved parts of this.

D Dulgarian: I have no other issues

J Keegan: It's a good project.

Representative: we don't have anything on our plans for storage

J Keegan: OK

B Capozella: good

C Najac: I'm fine

A Guattery: the project as it stands, I have no problem I'd like to see some notes on the maps that says no outside storage and parking in the back. If we are going to use it as an aesthetic piece and I get it you want to be able to front the business. It's only a matter of time before we show up with 5 ton units sitting back there because we haven't been able to get rid of it this week. Let's just get some notes on there saying that we are not doing any of that. That protects the town and everybody else.

Representative: good point. We have a fenced in area showing on the plans just for that kind of stuff.

A Guattery: at my business too we try to take stuff out as fast as it comes into the building. Then the scrap yard closes for two days and then I have 155 appliances in the back of the building. There isn't enough fence in the world. You are over run in 5 seconds. So we have to make an alternate plan, bring it inside. Whatever we have to do to make it looking right. As long as we have some notes on the plans that reference that kind of stuff. So we keep it looking as nice as it is when it is new. I'm good.

T Hamilton: I'm good

G Lake: ok then 8/19?!

Motion for a public hearing August 19th Bill/Andy 7 Ayes 0 Nays

G Lake: OK come back in and get on a WS and get whatever we can clean up anything. I think it's going to be a great fit for that area.

Adjourn