

**Town of Wallkill  
PLANNING BOARD MINUTES  
April 20, 2022**

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

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

**7:00 PM – MEETING**

G Lake: OK We have no public hearing tonight. We will go right into normal business. First one is RDM Warehouse, 17K. Go ahead set up and then we will...

**RDM Warehouse 1-89 Rte 17K SP/SUP (1-1-58.12) #2022-0021**

G Lake: OK go ahead. Name for the record please.

C Gottlieb: Good evening. Charles Gottlieb with Whiteman Osterman & Hanna LLP here as counsel for the applicant. Here this evening with Andrew Fetherston from Colliers Engineering. The property we are seeking to develop is with the address of 1-89 Rte 17K. It's in the ENT-Light Zoning District. We have submitted a sketch plan package requesting a Site Plan, Special Use Permit and a two lot subdivision for a warehouse on each lot. There is also... we will be exceeding the building height limitation on this project. We are planning on submitting a text amendment to the Zoning Code to the Town Board requesting a height amendment of about 55' for warehouses in the ENT and ENT-Light Zoning District. We have been to the ZBA before on warehouses. The market demands requirements of more than 35' which the code prevents. We are going to be approaching the Town Board with that request. If that doesn't go through, as I mentioned, we haven't submitted yet. We would have to... we would need a referral to the ZBA for a height variance. Again, there's two warehouses on two separate lots. Both lots at this point, are going to be serviced by wells and septic. As Andrew will go through. We are adjacent a cemetery. So we have indicated on the site plan the zoning code requires a 100' buffer for cemeteries. Within that 100' you can have no structures and no excavation. There are no structures or excavation proposed in that 100' buffer. Then there's a 200' buffer where you can have excavation and structures with Planning Board Approval. We do have some excavation in a small portion of that buffer area that we are requesting the planning Board to review. As we have done in the past, we are seeking the Board to declare itself LEAD Agency. We hope to obtain sketch plan approval. That will allow us to go back and do all of our necessary environmental studies and submit one of those wonderful binders filled with all that good information. There is one procedural issue, we can discuss it now. Later you can refer with counsel. Related to the text amendment, I mentioned we haven't submitted it yet. The idea with the text amendment is there will be future warehouse applications. Instead of going to the ZBA each time, hopefully, it could be permitted as of right. That text amendment couldn't be tied to this application for

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purposes of environmental review. The text amendment along with the project will all need to be reviewed under SEQRA. Ordinarily, the two would be tied together so the Planning Board could be the LEAD Agency for the text amendment, the site plan, the special use permit and the subdivision. That would relieve the Town Board with having to do SEQRA on text amendment. They would judge it on it's merits. However if the Town feels differently, the two actions may be separated with some additional environmental reviews related to each. I wanted to bring that to the Boards attention and to your councils' attention. We can proceed accordingly.

G Lake: OK As far as that goes, I just don't believe the Town Board would give up their right to do their own SEQRA on an amendment to the Zoning.

C Gottlieb: Yeah I didn't want to assume that. That's why I wanted to...

G Lake: My other comment, I have talked to both my experts over there tonight before the meeting, a little bit about this. I don't know what kind of time frames that you are looking at, but you might want to run that parallel. I think the Town Board is open minded about changing the height restrictions. The new magic number does seem to be 45'. At the same token, sometimes, that might move a little slower then maybe you are prepared to wait. I don't know what your time frame is. I don't know how quickly you want to try to get through the process. I know there's a lot of work yet to do. I would recommend that you do both -run it parallel. You can always... If you feel they are going to move on this pretty quickly for you. Then you don't got to worry about the ZBA. I would suggest that we make that motion to send you to the ZBA and then you can make your mind up.

C Gottlieb: yeah that sounds like an excellent choice. I kind of was hoping that I was hoping that we could do them parallel. We are ready to submit the text amendment at any time essentially. We do have some more due diligence on our environmental studies that we will prepare after this evening. Whatever we send to the Town Board, any correspondences that we have at the Town Board, I will make sure the Planning Board gets a copy.

G Lake: And I could have Mr. Barone speak to Will Frank about their feelings about them giving up this SEQRA end of it up to us. You're right that would save a few documents and some paper. OK?

C Gottlieb: OK. I'll hand it over to Andrew now and

G Lake: Now, ok go ahead

A Fetherston: North is to my right. 17 is on the top of the page. 17K is running on this side and County Route #76. This is the cemetery that we were just speaking about. We have shown those setbacks that Charlie had mentioned. The only encroachment that we see, that we are going to do, is in this location where the grade is high. We are going to be cutting that down so I think it'll be..... We will be lowering the grade at that point as opposed to raising it at that point. We are proposing septic systems for both of the lots. The larger building is 536,000sq.ft. The smaller building is just over 92,000sq.ft. We lined up the emergency access right with the ramp for 17. We have lined up our main entrance with the QuickStop across the street. We are going to be doing storm water on the site because the amount of disturbance. We look forward to getting details out.

G Lake: OK Now the septic, at a work session they mentioned running a line across the County Line into Bloomingburg, has that been done away with? Are you going to have independent septics on this lot?

A Fetherston: my understanding is that that would be a non starter. I believe with Bloomingburg, who would be the hold up? Bloomingburg has the treatment plant. We were speaking with one of our engineers is friendly with the mayor, and they were speaking and I think that was just not going to happen.

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G Lake: OK yeah well I was going to tell you that the Town wouldn't be interested in going across lines anyway. That just becomes very complicated for everybody. I did, matter of fact, Mr. Hamilton and myself did talk to the property owners across the street who mentioned that their septic is big enough and is already OK'd. I just want to mention that in case you want to look at that. Over behind the Diner. There's a pretty good size plant. So I figured I would get that out there now to you.

A Fetherston: OK Thank you

G Lake: I know he told me that it was considerably sized because he was going to have a full blown truck stop there.

A Fetherston: Ok so maybe we can get those reports and information from him

G Lake: Yeah talk to those guys

A Fetherston: See what it's permitted for with the DEC. OK

G Lake: we know they are involved with this property a little bit so... I just figured we would throw that out there.

A Fetherston: that's great. Good.

G Lake: OK You have a few comments here and I realize you are just getting going on this.. Is there anything in particular, in Mike's comments, that you want to talk about tonight with the Board before I go through the Board?

A Fetherston: I don't think so Mr. Chairman. It's preliminary in nature. We don't have any studies provided yet. I will say from a traffic stand point, I think that I am in the best location that I ever been in. For a couple of turns and getting right on the highway.

G Lake: Yeah you're right there.

A Fetherston: we look forward to seeing the comments.

G Lake: Let me go through the Board

D Dulgarian: Yeah I agree, you got that going for you. I wish all warehouse locations were this simple as far as the location and relation to the highway entrance and exits. Keeping it out of neighborhoods. Having said that, one thing that does stand out is the curb appeal or the aesthetic look from Route 17, when you are driving by. Looks like you go right up to the property edge with a sea of asphalt, and a bunch of trucks parking there. There's no landscaping on the edge that protects the look at all, or is there going to be...?

A Fetherston: well those plans have not been prepared yet.

D Dulgarian: but there's a 50', right? Is that what you have on the end?

A Fetherston: There's a 20' setback. That's the zoning setback. Then there's probably maybe another 10-15'. Maybe we have 30-35'.

D Dulgarian: Now is there any existing growth there that can be left?

A Fetherston: I am going to say it's spotty. Down by the intersection there is not. It's a field down at that intersection. But then coming up, it's spotty, it meanders. Where there is a drainage feature....

D Dulgarian: As we get to this a bit little deeper, I will be concerned with how it looks from the highway. The TOPO here, I can't read the numbers. What's the highest point in the back and what's your overall change in topography from the back to the front. The rear is highest point?

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A Fetherston: The rear is the highest point. I am going to say it's, I can't read this on this plan either, I am going to say it's 45'.

D Dulgarian: that's it?

A Fetherston: 45-50'

D Dulgarian: OK. OK I thought it was more than that. Gary that's it for now. Like I said, it's in a great location. It looks like a sea of asphalt. There's a lot of trailer parking and (inaudible)

G Lake: Well maybe while we are going through it. We can always look at a little banked parking. Unless they demand this much.

D Dulgarian: OK. Do you have tenant for it?

A Fetherston: I don't believe so.

D Dulgarian: there's so many trailers. OK. We'll defer to the rest of the members and see what they got. Thank you

J Keegan: Yeah the first thing is, is that it is a great location. It is like a gateway to our town. So I agree with Doug that it has to look decent, with screening. Also with the building that's going to be right on 17K, just think about that. It's going to be really close to the road. So it needs to like it fits aesthetically in the area. The only traffic that I would be concerned about is the people making the left hand turns into here. The trucks coming from the highway. That would really be the only thing. I see you propose a 20,000 sq.ft office. That's not a real small office. It could be a lot of employees going for it plus the trucks. So we will have to look at it when you come back. Once you get a tenant. Once we see how aggressive the use is going to be but for right now, it looks good. It's in a good location. I have nothing else Gary.

B Capozella: I am ok with the sketch as it stands right now. Obviously when you come back, we are going to need something from the fire department saying they have good access. Maybe get an idea of hours of operation. The kind of usage of the warehouse. Those type of things. What we are going to look for. Simple little things, like walkway striping, for your employees going into the building. Those are the things that come to my mind right now. As it stands, I am ok with the sketch and you will have to deal with the 55' height though

G Lake: 40

B Capozella: oh 45'

G Lake: 45'

B Capozella: 45' I thought it was 55'.

A Guattery: OK So, absolutely, landscaping is going to be a thing along 17. You heard that. Couple of other things. You are in a great access area, driving wise. Let's not muck this up, let's do it right. Instead of the emergency access being at the entrance to 17, reverse the two. Take the front building and flip it around. Let's make that entrance right at the highway. Your trucks are coming off Westbound and turning right in without having to come down passed all the traffic at the diner or the gas station. They can come right out of this lot and go Eastbound, which is where every truck is going to be going, cross the street and keep right on going out. So make your emergency access your main entrance.

A Fetherston: I said the same thing.

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A Guattery: flip it

A Fetherston: I said that to my 40 year traffic experience engineer, he refuted me. I felt... It was one of those guys. I'll go back and say why?

A Guattery: It makes far more sense to build out one intersection, if we do need left turn lanes and all of that. Then have to go through this side here where they are already going to have to build it out because it's the interstate interchange and then do your entrance.

A Fetherston: I tend to agree with you. I got to find out what the reasoning was.

A Guattery: OK so now that we are talking about that part of it, I will make the mention that, I always hate to see it where we have access to multiple lots crossing one another. So there's got to be a very good agreement. I know it's in the notes. It always goes bad after it's not the same people who own it. Finally as far as landscaping goes and prettiness. You do about a cemetery. You have a right angle corner in that cemetery down in that, right up from where it says county Route 17. Your finger is on my parents. That's the very important part here. As we build this entire thing out. Yes some landscaping around the cemetery will be required. Some sort of a buffer because know when I am out talking to my father I do not want to listen to 145 trucks. It is just as important as if it was customers house or....

A Fetherston: completely understand.

A Guattery: So we want to make sure we have very good buffers in there. We do have elevation in change. So we should be able to get something really nice up in there. If there's not already overgrowth. If there is quite a bit of old growth there, don't know what you will have to play with as you're going. Let's really give that a lot of deference because ..

A Fetherston: this whole side was planned to be left. We were cognizant of what was there.

A Guattery: And maybe even some sort of a buffer along the door side of that rear building. The bigger building. Maybe we do something along the parking lot to help keep it quiet up in the cemetery.

A Fetherston: understood

A Guattery: Other than that for now, it's sketch, it's good.

C Najac: I like everything everyone's already said. You guys are doing my job for me. Thank you. Yeah definitely if you could change the entrance... and the buffering... Really important on the cemetery side. We might be able to play a little bit on the highway side but the cemetery side, yeah. It definitely needs to be nice.

T Hamilton: all of our engineers comments, any problems with them?

A Fetherston: No. No sir

T Hamilton: there's twelve of them there. Let us know now so we can get it straightened out.

A Fetherston: it's all expected comments for when we have a single sheet. There's just not a lot of information here. He's pointing out what's going to be required to advance and I agree.

T Hamilton: alright so we will be seeing all that stuff when he comes back

G Lake: Yeah we are really at the very very beginning.

T Hamilton: that's it.

A Guattery: since I know how much Doug loves storm water retention ponds out where people can see them. We do have an issue with limited amount of landscaped area between 17 and the parking lot. It



is the entrance to our town. Maybe we can consider, strongly, in that upper left corner in the north corner there, getting some sort of an entry feature. The stonewalls we push a lot. Something that looks nice. I am sure there's going to be a lot of stone moved around while you're digging. Maybe we can do something. Maybe up and around that storm water management area in the corner of lot 2 instead to kind of hide that storm water area a little bit. Something along those lines. Let's be a little creative. Since you got the ability you don't have to do a ton of money on the traffic. Let's do a little bit to make it look like we really do care. We are coming into town, let's make it look like we mean it. That's it Gary

G Lake: OK then we are definitely talking about two warehouses?

A Fetherston: yes

G Lake: OK I heard there were some changes in that. I am trying to think where I heard that.

A Fetherston: not to this plan. Yeah not to this plan

G Lake: OK Then we will move on. I think that you got a good vibe from the Board. Kind of what they are looking for. They are 100% right, it is a gateway into the Town of Walkkill, right there.

**Motion for a sketch plan approval** Bill/Andy 7 Ayes 0 Nays  
Lead Agency?

T Barone: I recommend that you go ahead and do that.

G Lake: Declare ourselves, or send out to become LEAD Agency OK Intent to become LEAD Agency

T Barone: unless you want to come back next month?

G Lake: No I don't think we need to do that.

A Fetherston: Probably be here anyway.

G Lake: **Motion to send out intent to become LEAD Agency.** Andy/Jim 7 Ayes 0 Nays

I am going to make a motion to send you to the ZBA, it's up to you, if you decide to use it or not. I think it's great that you are going to the Town Board and ask them to modify the height for warehousing but at the same time.. I think you could do it this way

**Motion to send them to the ZBA for height variance** Doug/Bill 7 Ayes 0 Nays

A Fetherston: thank you very much

G Lake: Very good thank you

(22:09)

## **Hasbrouck 20 Lot SD 859-901 Silver Lake Sctn Rd (24-1-83) #21-49**

R Winglovitz: Good evening. For the record, Ross Winglovitz of Engineering & Surveying Properties. I am here with the Project Engineer Mike Puzio. And the applicant's attorney & council, Jim Riley. We have been in front of the Board a few times with this project. It originally started out as a mobile home park. We worked our way through to conservation subdivision that the Board in January provided sketch plan approval based on this layout. Since that time we have been working on developing the plans: detailed grading, storm water, water/sewer design. We have submitted a complete preliminary engineering package for your review. We have also spent time and had several conversations with the church. We currently do not show area going to the church at this point. That is a potential that this part of the SD will be connected to the First Presbyterian Church. They preliminarily had said to us that

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they would like it, but they have higher authority to answer to. So they are working their way through that. We are waiting to hear back from them. So currently what we are proposing is that area will be a conservation SD, a conservation easement. That would be consistent with your conservation regulations. Similar to what we did on Maple Fields and a few others. We hope that we can make that change and be able to donate that property to the church as part of the project. We are just waiting to hear from them on their willingness to accept it. We did get your engineer's comments. We don't have any specific problems with any of them. Mostly minor in nature. We have sent off the *SHPO* for archeology it's probably because of the relationship of the site to the historic buildings at the corner which is the church and the rectory, I think. So that has been sent out to them and we should be getting a response back. Endangered species, Mike had down here. That's the Indiana Bat, we will not be disturbing any trees as part of this. All the improvements are proposed in the open fields. So we will provide the time of year clearance restriction note. Which really won't effect us but it's on there just in case somebody decides to try to clear some trees. Rest of it is minor details. If the Board feels the plan is acceptable we would request that the Board consider setting a Public Hearing.

G Lake: Let me go through the Board. I know we have been in a lot of work sessions. A lot of time on this.

D Dulgarian: How many houses?

R Winglovitz: 20

D Dulgarian: All single family, right?

R Winglovitz: correct

D Dulgarian: is it public road going in?

R Winglovitz: Public road, yes.

D Dulgarian: OK so school buses will be able to go...

R Winglovitz: yes buses will be able to come in.

D Dulgarian: OK I have nothing else.

J Keegan: where that road is, the sight distance is fine going down Silver Lake Scotchtown, you think?

R Winglovitz: yes

J Keegan: OK Nothing. He's got sight distance

B Capozella: I am ok with setting the PH.

A Guattery: yeah set the public

C Najac: set the public

T Hamilton: public yeah. I have a question, That storm water management that you have, does it have to be that close the property lines?

R Winglovitz: we will try to keep it out of the trees. It is pretty far back from the houses and it will be fenced.

T Hamilton: well I would like to talk about the property lines.

R Winglovitz: you are talking about the rear of the property, those property lines?!

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T Hamilton: what about elevation? I have one behind me that I was worried about when they were going to put it in. But they raised the grade so much that I can't see over it anyway. Which makes it better. That looks awful close.

R Winglovitz: it's over 150' from the rear of the houses and looks like it's setback of about 40' at the pond itself from the line. We could move it slightly closer to the tree line without much effort.

T Hamilton: is it elevated at all?

R Winglovitz: no everything slopes down towards the wetland area.

T Hamilton: OH OK.

R Winglovitz: so the road itself is the high point. Everything slopes down in that direction, very gradual but it does

T Hamilton: OK where I am it's the opposite. So I don't really see it. OK that's I have then

G Lake: OK then **Motion to set a public hearing for May 18<sup>th</sup> Bill/Tom 7 Ayes 0 Nays (28:40)**

## **Alpin Haus RV Sales SP/SUP 153 Baker Rd RV Sales (24-1-50.1) #20-96**

R Winglovitz: Good Evening, Ross Winglovitz of Engineering Properties & Surveying. I am here with Mike Puzio, the project Engineer for Alpin Haus. This one's been around for a couple of years. The initial presentation was made and there was some time spent with the Town Board regarding adding the use, or modifying the use table for this zone. To permit what we are proposing here: the recreational vehicle sales. The Board provided a sketch plan approval. We have since provided detail design plans and completed a new survey on the property. We do have your comments. We have no problem with complying with them. We meet the setback requirements, I do believe. 20 Mike, is that what you are saying it's 20 for the RV versus 10 typically, right?

M weeks: front yard is

R Winglovitz: from the front yard.

M Weeks: the front yard is 20, the side yard is 10. The piece up front looks like you don't have 20'.

R Winglovitz: 20'

D Dulgarian: I mean it's all front yard

R Winglovitz: Yup. We can probably do one of two things: Modify that slightly by moving it down by 10'. The Park and ride, we had a shared agreement access that was in place. I understand the lease was drawn up and we will get a copy of that for final approval. For Tad's review and approval. The rest of it we don't have a problem with. This is a Type 1 action. Mike and I were e-mailing last week. This is a Type 1 Action so we do need to declare intent to be LEAD Agency accordingly. I think we also need a County Planning referral.

G Lake: we do that automatically.

R Winglovitz: you have done that already, or?!

G Lake: I don't know if she has but she will. That's automatic.

R Charles: I sent that on May 2, 2021.

R Winglovitz: did they ever get back to us?



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R Charles: I'll send them an update.

R Winglovitz: update OK. We would ask that the Board could set a public hearing. Probably the best thing would be, if you are inclined, would be June. So that would give us enough time for the 30 days to run through SEQRA.

G Lake: to do SEQRA?! OK

T Barone: so this is Type 1 we have to circulate the Notice of Intent.

R Winglovitz: over 10 acres of disturbance, yes.

G Lake: OK Then. Let me go through the board. Doug

D Dulgarian: Yeah we have seen this a ton. I like the location. I understand that the product needs to be out by the road. The deal is what? It needs to be 20' off of the property line?

M Weeks: the vehicle storage areas need to be 20' from the front yard setback. 10' side yard setback

D Dulgarian: is storage also... Is storage also sales in this case?

M Weeks: Well yeah, it's specific to this new code section. Is where it talked about it so I... and I believe that was the intention if you are storing.

D Dulgarian: so what are his options? Is it something that he can seek relief from? Or is it....?

M weeks: there is only one area. I don't think it's a big ask!

R Winglovitz: yeah. So it's actually parking for the building not in the vehicle storage area.

M Weeks: I was thinking... I was thinking this area.

R Winglovitz: OK I see what you are saying, 302 frontage.

M Weeks: front yard, that's what I was thinking.

D Dulgarian: is all this yours on 17?

R Winglovitz: Yes

D Dulgarian: well that's a front yard.

G Lake: It's all front.

D Dulgarian: It's all front. Anywhere it has road frontage, is front yard. We have had this problem where people own a corner lot. They have two front yards. So you would need to seek relief for that whole..

R Winglovitz: or meet the 20'!?

G Lake: Yeah I think...

D Dulgarian: that's a lot of spots. That's why I am saying.

G Lake: but I think he has the room to get his 20'.

D Dulgarian: OK which leads me to my next question. The landscaping and what it's going to look like from 17. I know it's important, again, that the product be out there and be very visible. It is also important how the rest of the property is presented on 17 with landscaping and how it looks overall. I didn't see a landscape plan in here!?

R Winglovitz: No we just finalized the grading

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D Dulgarian: Understood.

R Winglovitz: for the submission so then we submit to the landscape architect.

D Dulgarian: Just understand like what Andy said with the last applicant or two applicants. Different entrance features and different things that you would see as you drive by that make the Town look good. As well as the business so. I do think it's a very good fit. I think this is going to be a great addition for the Town. I can't wait to go and look at the product when it gets in. Having said all of that. It's still got to look good and fit and all that so...

R Winglovitz: we asked for little stone wall features and (inaudible)

D Dulgarian: you know, you have been around the block. You know what we want so...

R Winglovitz: yup.

D Dulgarian: OK Thank you

J Keegan: I am good for now. Set the Public Hearing.

B Capozella: I'm ok with the public hearing and setting it.

A Guattery: No I am good. We can set public

C Najac: I think this is going to be a great fit for that location. I do have a couple of questions: Lighting - 35' poles? There's no catalog cut. So I don't know what kind of light fixture you are proposing.

R Winglovitz: Oh we can provide that. They are going to be shielded fixtures – LED shielded fixture. (inaudible) friendly

C Najac: thank you

R Winglovitz: yup.

T Hamilton: Nothing more.

G Lake: OK if... Doug.

D Dulgarian: yes sir

G Lake: If you do look at the plan and we did talk about quite a bit the frontage on the exit ramp. It's just been so long. If you notice, these little humps. We ask them to break up that big line. If you look where it goes in, for like a little extra, then whatever else they can do. I just don't want him to forget about that. Why they are there too.

Dulgarian: gotcha. Yeah I didn't remember that.

G Lake: Right it's been so long. We kind of tackled that and asked to relief something to do something nice with it.

D Dulgarian: to break the monotony

G Lake: right the monotony, right.

D Dulgarian: gotcha.

G Lake: so you need us to make a

**motion to send out intent to become LEAD Agency.**

**Bill/Clark 7 Ayes 0 Nays**

Ok you have that and we will **set you a public hearing for June 1<sup>st</sup>**. is that good enough?

R Winglovitz: Yeah That will give us enough time to get the LEAD Agency out in the 30 days.

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G Lake: after that just remember that we do go on summer vacation in July and we only have one meeting in July, that's the first one. I meant to tell you guys that ahead of time. We come back the last meeting in August.

**Motion to set a Public Hearing for June 1**

**Clark/Jim 7 Ayes 0 Nays**

(38:25)

## **Fidanza Service Garage SP 835/839 Rte 17M (22-3-9) #2022-0017**

Z Szabo: Good Evening

G Lake: Good evening. Name for the record.

Z Szabo: Zach Engineering Properties. I am here for the applicant Franco Fidanza. We are proposing a 5600sq.ft. service garage, along 17M. Just South of NYS Rte 302 intersection. There's not much to this project. Existing on this site is a multi-family apartment that's going to be demolished and then replaced with a service garage. This is in the light enterprise district. It's a special use permit. With this project we will have to go to the DEC for an adjacent area of disturbance. WE will also have to get a NYSDOT entrance permit. Access to the site comes from two access points. One being a right out only and a full service access. I have the comments. We have no problem with them. We are really here for just sketch plan approval.

G Lake: OK that's all you want tonight? Let me go through the Board and then we can talk about it.

D Dulgarian: this is an auto repair facility?

Z Szabo: I believe so. A service garage is the definition in the code.

D Dulgarian: No fuel?

Z Szabo: I'll have to go to the applicants.

D Dulgarian: I don't see any pumps!?

Z Szabo: I don't believe there will be any pumps on the site no.

D Dulgarian: just a small service station!?

G Lake: Doug, Its' across the street from the Town Barn

D Dulgarian: I know it's that white house that's an antique. Actually it was

G Lake: Most of his land is wetland.

D Dulgarian: Yeah

G Lake: so when they were at a work session. Gas pumps no. It was just strictly a service garage.

D Dulgarian: I think there was auto repair in there years ago.

G Lake: yeah something. It might have been but I am that's..... But it's not a convenient store and it doesn't have pumps. Unless they change.

D Dulgarian: three bay repair shop, OK. Yeah if it's just sketch, yeah. It's minor on that size of property.

J Keegan: sketch is great. Just remember when you come back, the landscaping and things like that. Nice little corner there. That's all. Good with sketch.

B Capozella: Yeah I am ok with sketch. Again, when you come back – outside storage or anything like that. Would have to be discussed.

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A Guattery: yeah this was the Oscar (inaudible) Garage. I am fine with it.

C Najac: Yeah as long as we are just talking about a service and not a gas station, no problem.

Z Szabo: I believe the intention was just a service garage. There's no gas station proposed on this site. It's Auto repair.

C Najac: sketch

T Hamilton: sketch

G Lake: **Motion for sketch** then  
Now you don't want to set a public hearing?

**Doug/Andy 7Ayes 0 Nays**

Z Szabo: at this time, I don't believe so.

G Lake: what was that?

Z Szabo: at this time, no.

G Lake: OK. That's just.... Very good then thank you.

(42:20)

## **Equipment Storage SP 502 Rte 17m (38-2-7.2) #2022-0016**

G Lake: Equipment storage – former Felix Auto, I guess. 502 Rte 17M. Sorry you have to come up the mic and speak in.

T Sierra: Sorry I apologize, I have it but this is the old one. I believe that you guys all have the new one that we did!? Site Plan?

G Lake: we got one here.

T Sierra: OK

G Lake: name for the record.

T Sierra: my name is Tristan last name Sierra.

A Radi: I am Afrim Radi

T Sierra: I do apologize. This is my first time so please forgive me if I don't know the exact order that this goes in. We are here regarding 38-2-7.2. It's Highway Commercial Zoning with municipal water and sewer. We are asking for sketch plan approval tonight.

G Lake: OK. Why don't you just tell us what you are going to do there. OK

A Radi: Basically what we are looking to do is purchase the building. We are just looking basically as a shop. We are just looking for a shop where I can store my equipment and tools. We are not looking to build. We are not looking to add. We are just looking to obviously to clean up the building and store our equipment.

G Lake: OK thank you. They have been to a couple of work sessions. It's an existing building

D Dulgarian: is this the (inaudible) building

G Lake: it's right across the street from the.....

A Guattery: it's Charlies'. Well Charlie (Inaudible)

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G Lake: OK?

T Sierra: Felix Autobody.

G Lake: You see they got a fence to block, any and he showed his equipment, in the yard there. That he's going to do. We had to do all that at the work session. Just so you guys all know that it is pre-existing. OK you realize that you are going to have to go to DOT for a driveway permit?

A Radi: we actually did reach out to DOT and we were told that the driveway is actually off... What's the name of that road?

T Sierra: Barra Road.

A Radi: Barra Road. They would rather have us use that instead of trying to use 17.

G Lake: Even though it is there yet?

A Radi: sorry?

G Lake: even though you can drive in there yet?

A Radi: you can drive from 17 but they said that they would rather have us just use the side road instead of 17.

G Lake: OK you better check with the DPW. TOW/DPW up on 17M and 302.

A Radi: OK

G Lake: Mike Aumich is the gentleman's name.

A Radi: what was it, I'm sorry

G Lake: Mike Aumich

A Radi: OK

G Lake: OK let me go through the board

D Dulgarian: I think it's a low impact use for this. It would be nice to see that building being used for something. So it's good for sketch and let's get to the site plan and see what we can do to make it look good.

J Keegan: I have no issues

B Capozella: no issues

A Guattery: It's going to clean up a lot. It's just kind of barren now. Do a little landscape and go with a fence. I think that you are going to run into issues with bringing your equipment out onto Barra. It might not be easy on that corner with the drive and you are kind of cockeyed. So you might end up on Rte 17 whether you like it not. You might have a little talking to the DOT about this.

G Lake: Yeah I think I will try to reach out to Mike also myself. So Mike no Monday, maybe we will call him.

A Guattery: People are safer if they coming in and out of the driveway that's there.

G Lake: So if Mike and I get a chance Monday, we will call Mike and ... It doesn't make sense to me, doing it the other way but...

C Najac: No I think it will be great to get that building in use again and clean it up a little bit. Good luck with the DOT.



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A Radi: Thank you

C Najac: you already have an existing driveway on 17.

A Radi: we are going to work on it.

T Hamilton: Nope everything is covered that I was going to talk about

G Lake: **Motion for sketch plan approval.** **Andy/Clark 7 Ayes 0 Nays**  
OK you got your sketch plan. That's it, right? Anything else we were going to tonight?

A Radi: so what would be the next step?

M Weeks: The question about access. I don't know if you want to do a public hearing or not? That's kind of like a big question mark. Not knowing where the access point is going to be.

G Lake: OK why don't we do that Monday. Talk to Mike. See what he says. Then you might have to come back to one more meeting.

A Radi: OK

G Lake: OK. Let's see if we can try to help you out, by going out on 17M. OK?

A Radi: thank you, I appreciate it.

M Weeks: have you worked on a new sketch showing how you might come in off the town road? Does it work? For your use, I mean. Does it work?

A Radi: It would definitely work if it was off the main road. It would definitely work better but ...

A Guatery: You got a truck with a trailer there. That's going to be

D Dulgarian: if you are coming off the Main Road whether we tell you to come off the side road anyway. Honestly. I would

G Lake: that just doesn't make sense to me. Let us do some homework. Him and I meet on Monday. Let us get back to you. That's fine with me. We will do for May 18<sup>th</sup>.

B Capozella: I would say the end of June, no?

T Sierra: for a public hearing?

B Capozella: May 18<sup>th</sup>?! Do they have enough time?

G Lake: I think they have enough time.

B Capozella: they have to get

G Lake: Do they have enough time?

C Najac: if it works out. You got

D Dulgarian: May 4<sup>th</sup> is the next meeting.

M Weeks: it can't be May 4<sup>th</sup>

D Dulgarian: no I am just saying that May 4<sup>th</sup> is the next meeting.

G Lake: May 4<sup>th</sup> so the 18<sup>th</sup>, OK So

T Sierra: at what time? 7?

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G Lake: yeah we are going to set you a public hearing for May 18<sup>th</sup>. Just in case.

**Motion to set a public hearing for May 18<sup>th</sup>. Jim/Bill 7 Ayes 0 Nays**

OK so you got it.

A Guattery: **Motion to adjourn**

**Keegan/Dulgarian 7 Ayes 0 Nays**

