

**Town of Wallkill
PLANNING BOARD MINUTES**

May 18, 2022

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

Absent: Doug Dulgarian

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

7:00 PM – MEETING

G Lake: Ok we have two public hearings tonight. If you want to speak at a public hearing please come up and fill out a blue card, right there by Rudy. Again if you want to speak, you got to fill out a blue card. Otherwise you are not going to speak. When you come up, talk clearly into the mic, so we can get it on the microphone. There's a piece of paper up there for you to sign your name in. We have two public hearings tonight. First public hearing will be Hasbrouck. Which is a 20 lot conservation subdivision on Scotchtown Silver Lake Road. Good Evening, name for the record please.

J Riley: my name is James Ted Riley. I am the attorney for the Estate of Gordon B Hasbrouck. We speak on behalf of the estate as the owner of the remaining of the Hasbrouck Farm on Scotchtown Silver Lake Rd. We are here tonight to go through a conservation subdivision. Reuben Buck who is with the Engineering and Surveying Firm who works for the same Firm as Ross Winglovitz. I was going to make the main presentation here.

G Lake: OK Thank you. OK your name for the record please.

R Buck: Reuben Buck with Surveying and Engineering Properties.

G Lake: OK give us an overview and explain it to the public please.

R Buck: So the project is located near the intersection of Silver Lake Scotchtown Rd and Longview Lane. On Tax Lot 24-1-83. The project site is approximately 34 acres in size. The proposal consists of a 20 Lot subdivision clustered on this southwestern portion site. The remaining portion of the site is proposed to be part of a conservation easement approximately 18 acres would be part of that easement. A new town road is proposed, coming off of Silver Lake Scotchtown Rd. It will service 19 of the lots. The 20th lot is fronting Silver Lake Scotchtown Rd. Since our last appearance before the Board, we finally have a preliminary agreement with the Church to take a portion of the conservation easement. We will have to revise the SP to reflect the portion they are considering taking. Additionally, we did receive correspondence from SHPO, requesting an archeological survey to be conducted due to the properties proximity to the church. Although the development is located quite a ways away from the church and then the portion of land in between the area to be developed and the church is going to be conserved. We will address SHPO's comments. Additionally the storm water report has been finalized or will be finalized this week and we will present it to the Town Engineer for review.

May 18, 2022

PB Minutes

G Lake: OK Thank you. This has been before us several times. It has been to work sessions . It has changed a couple of times until we got to this point. Again, if anybody wants to speak at the public hearing, come fill out a blue card. Let me go through the Board before I open the public hearing. Jim

J Keegan: after the public.

B Capozella: After

A Guattery: after

C Najac: After

T Hamilton: After

G Lake: I'll open this public hearing at 7:03PM. Rudy, anybody?

R Charles: No

G Lake: Again if you want to speak you got to fill out a blue card. While he's doing that. Our engineers have looked at this. We also, have sent this to the County. That is required under our zoning to the County Planning Department. We have received comments back from them and they have left it to the Town of Wallkill Planning Board. Come on up, name for the record please. Just sign your name on the piece of paper there. There should be a pen there for you. OK name for the record please.

E Maruszewski: My name is Ed Maruszewski, I live at 110 Mills Ave North. It appears I am looking for names... My names not up there but from where I have lived for over 50 years, I can see that Farmers Wall. Bill Ripley and I took it down and rebuilt it a couple of times. I can tell everybody here that once the winter is over, and the Spring is here, my yard and Bill Ripley's yard, which is below that end of the farmer's field, is literally a swamp. Until the summer time. I have been told that there's numerous streams, if you will, water issues that are on that Farmland. A concern I would have is I need to know: It's going to get better because of this building project, or am I going to see it getting worse in the future. I also would to know, who purchased the property and where they are from. I don't know that I can find that out but I would like to know. I would like to know that when I put the GPS on and I am on Scott you can see a pond by virtue of the GPS. We could have no rain for three weeks, four weeks and you will still hear water running down into catch basins, not just in my neighborhood. My wife and I walk every morning for an hour and it's virtually throughout. Whether it's Stevens or by the Little League Field. You can still hear water running. It's coming from somewhere. That somewhere is the farmer's field. Anybody?

G Lake: Talk to the Board. They will answer that after you are done. I will let them come up and answer what they can.

E Maruszewski: Anybody? OK. And if I want to make a comment again, can I? Or do I have to fill out another form?

G Lake: let's see how we go.

E Maruszewski: OK

G Lake: Anybody else Rudy?

R Charles: No

G Lake: You want to answer that!? Maybe both of you. Come on up. Let's talk about the ownership first. I Understand..... go ahead.

May 18, 2022
PB Minutes

J Riley: OK the ownership. I am an attorney for the Freehill Family. And the Freehill Family are the six, as far as who I am representing, the six grandnephews and grandnieces of Gordon B Hasbrouck, the old dairy farmer. As far as this application goes, it is still in the family. The family, the next generation technically, went over to the grandnephews and nieces still own this land. They are seeking to develop some as you can see but they are leaving a significant portion because that will be in the conservation easement. Which we understand the church was given, communicate with us a very significant interest in controlling and taking the land subject to the conservation easement. Subject to the conservation easement which we agreed with the Town. So at the moment, it's still family. This was Gordon Hasbrouck's wish that those individuals as grandnephews and nieces would receive this property. There's another piece on the other side which was Gordon's. That is owned by another part of the family. Thank you.

G Lake: Thank you. Maybe you can answer the storm water and the fact that under today's DEC laws you are not allowed to let any new water off the property.

R Buck: As the property exists currently, there is a high point located just off site around this area. Water flows in this direction, flows through the field into this wetlands and then gets picked in this drainage force and then that water then flows to the road side swale along Silver Lake Scotchtown Rd. After the development is complete with the proposed grading, all of these houses, will have roof leaders draining toward the proposed road. The proposed road itself will have a catch basins' piping that will drive all this storm water from this property to a storm water pond that will be located within this easement. It reduces the amount of land and water that will be running in this direction. And the increase of impervious surfaces and the increase of the storm water runoff will be detained in this pond and it has to be reduced in accordance with DEC Guidelines. So after the project is complete there will be a reduction in the amount of storm water runoff that is going into these wetlands and subsequently further down.

G Lake: Thank you. Now the only other thing that I am going to say is he's the engineer for the project but we also have our own engineer look at it, double check it and he also has a storm water management gentleman on his staff that checks it. So the storm water is... chances are it's going to be, well it is, it's going to be better than what it is right now. Like I said, by the time this is done, no new water can go off the property. Rudy anybody else, or no?

R Charles: no

G Lake: anybody? OK

motion to close this public hearing at twelve after seven.

Bill/Andy 6 Ayes 0

Come on back up please. You already talked about the storm water. You have Mike's other comments?

R Buck: yes

G Lake: You want to address them real quick please.

R Buck: Sure. So the storm water plan will be finalized and submitted. The creation of the lighting district and the grading district will be created prior to final approval, submission to DEC and DOH. We revised from the comment letter last time, we revised the pavement detail to include a thicker coarse of sub-base. As I said before we were going to be working with a submission of SHPO to send them to resolve the archaeological survey comment. We prepared it in our RS-1 spreadsheet which is before you tonight.

G Lake: OK let me go back to the Board. Jim

May 18, 2022

PB Minutes

J Keegan: This project was a lot of different things when we first saw it. I think it scaled down to a pretty decent looking project. Most of the lots are over ½ acre. It's only 20 lots and a lot of it is going to be given to conservation. The County did make one recommendation was to continue the sidewalk along your frontage which I have to agree with because I also live in the area and I would walk all the time. I walk down Mills, I walk Stevens and I walk down Silver Lake Scotchtown, it's very dangerous. Anything we can do to help people, especially new people coming to the neighborhood to get to the deli, to get to the gas station to get lotto tickets and whatever else they are going to buy. It's not going to fully complete the circuit, but it's going to help. That was one of the County's recommendations. I know it's a real wet area, so I am going to be looking over those storm water reports. I want to make sure that you are not putting any more water into the neighborhood. I do like the plan and from what we have seen in the past. I have no problem with the actual plans.

B Capozella: I Understand 100% about the storm water. We all do, that's one of the main things that we do concentrate on. I will have to say that in some of the projects that we have done, a lot of people have commented about storm water. It's actually based on the plan that we go through with our engineer, the water actually gets reduced. One of the things, I don't see a note on the plans for like no further development. We need to add that even though it's a conservation subdivision. Should we add that note to the plans?

T Barone: it wouldn't be necessary because any future development, re-subdivision or conversion of this property or some other type of use would have to come before the Planning Board. So long as the Town has a Planning Board.

B Capozella: yeah but I thought if it was a conservation, we are trying to save the land anyway and we don't want any further development!?

M Weeks: There are conservation documents that are required that I have commented on in the past but until just now we didn't know for certain who is taking the conservation area so that certainly will be forth coming.

J Riley: we do have conservation documents which we... conservation agreement documents which make it into a gratuity subject to recreation only, no hunting. To remain basically as is except to have some picnic grounds or something like that. We intend to submit those to the Town. There are technically going to be two because I believe Lot #20 is going to have a little bit of conservation land. Most of conservation land, the vast majority, is going to go to the Church. We have been looking at vacant property. You had I believe, I am not sure if your town had it or another town had a conservation agreement. It's very extensive as to the constraints on it. No further subdivision or developments in that conservation agreement.

B Capozella: OK My last comment is just in the general notes, #2 says numbers of lots is 19. Obviously it's a 20 lot subdivision. Before our Planning Board signs off on this that just needs to be corrected. That's it Gary

A Guattery: I'll agree with Mr. Keegan, the County recommendation with the sidewalk. At the very least, at the very very least bring that sidewalk all the way along Lot #1. Which comes down to Longview Lane, at least heading that direction. Which brings you down towards more of the populous area there. Would be nice to see it go up to Lot #20 or Lot #19 as well. But at the very least wrap it the way around Lot #1.

G Lake: I think it should go 1, 19 and 20

A Guattery: yeah it should cover them all. I think that's a very good idea. You have got houses and you got people walking and you already got the public out there walking. In the interest of one: public

May 18, 2022
PB Minutes

safety and two: keeping more people walking. Lord knows everyone of us could walk a little further. I see you have the storm basin. The first storm basin for the storm water area comes in through Lot #13 and then hits the first stage of that storm water management area towards the back. I would just say to make sure we are taking a good look at that stated pond and make sure we are not getting along that back line... not getting along that back line Riley Connor Ferraro, make sure we are not coming into any possibility, even if we overtop it in some crazy storm. If anything else, we would be moving it down so that it's coming through Lot #14. Other than that we have looked at this thing for a long time. I think it's probably the best use of the property that we could possibly get out of it for everybody involved, public and the Town Municipal. I have nothing further.

C Najac: I also agree with the use of the sidewalks. I think we should have them. People will use them as we are finding out, every place we get them built, lots of people are happy. I do have a question on the storm water management. I have seen the culvert on the Silver Lake Scotchtown Rd full to the top after a rain storm. So my question is, your storm water management is going into your containment area and then is coming out of that and going into that wetland area. Which is part of that conservation easement area and the sheet flow will end up in that same culvert?

R Buck: Yes.

C Najac: so you are slowing it down is what you are doing?

R Buck: correct. And the pond is proposed to be an infiltration basin. In theory the water will be held in the two/ four bays. Which is where it will settle and it will overflow into the infiltration basin and then the water will infiltrate through the bottom of the pond. In larger storms there may be some water that lets out from the outlet structure. The pond is designed even during a hundred year storm that the emergency overflow of that pond will not be over the top.

C Najac: just that we are getting more hundred year storms then we...

A Guattery: 25 year storms.

C Najac: yes ok I am just wanted to make sure you had it worked out because I have seen that culvert full to the very top. Then it runs right down Blumel Road. Then it hits all the other houses in the older sections of Scotchtown. OK Thank you.

T Hamilton: on that storm water management that you have marked out there. Where does that water leave that part?

R Buck: so the overflow weir is located along this portion. Then the outlet structure also is located on the back portion of the pond. The pipes are discharging into the wetland area. I apologize I don't have the grading plan in front of me.

C Najac: we have it

R Buck: OK

G Lake: the discharge would only happen with a 100 year storm though!? I'm assuming. Because it's designed..

R Buck: The outlet structure is designed to slowly release smaller storms and again relay the 100 year storm at a slower rate due to the infiltration.

G Lake: OK I'm sorry Tom anything else?

T Hamilton: No that's all. That answered my question.

May 18, 2022
PB Minutes

G Lake: OK. As far as for the subdivision or anything like that goes, Tad correct me, I am under the impression that the only reason he can get this subdivision from us is because of the conservation subdivision rules are put in place. He can't re-subdivide.

T Barone: Inconceivably he can re-subdivide it 25, 50, 100 years from now. But it would have to come back in front of the Planning Board and get Planning Board approval to do that. I am not a proponent of restrictions going forever because the community needs or development requirements can change over time. If 50 or 100 years from now, the interests of the community are served by a different development of the property that would be open. A lot of things would have to come into place for that to occur. So ordinarily when you do one of these conservation restrictions, it can be amended or changed as long as everybody who has an interest in it agrees and there is Planning Board Approval.

G Lake: OK anyway your public hearings is closed. We are going to table you for further action until we get the archaeological dig back. As soon as you get that back, call back in and we will get you on the agenda and finish up from that point.

Motion to table for further action

Clark/Tom 6 Ayes 0 Nays

(22:52)

Equipment Storage 502 Rte 17M (38-2-7.2) #2022-0016

G Lake: Next Public Hearing 502 Rte 17M equipment Storage. Rudy

R Charles: **NOTICE IS HEREBY GIVEN** that on Wednesday, the 18th day of May, 2022, at 7:00 pm, or as soon thereafter as the matter can be heard, there will be a **Public Hearing** conducted by the Planning Board of the Town of Wallkill at the Town Hall at 99 Tower Dr, Building A, Middletown, NY on the application of Afrim Radi of D&A Construction for Site Plan approval under Section 249-40 of the Town Code to construct and/or operate equipment storage on the premises located at 502 Rte 17M, Middletown, NY 10940, which premises is located in the Town of Wallkill, Orange County and identified on the Town's Tax Maps as Tax Lot 7.2 of Block 2, Section 38. All parties of interest will be heard at such time and place.

G Lake: OK and we got all the mailers and everything, correct?

C Bazydlo: Charles Bazydlo, attorney for the applicant, Mr. Radi, doing business D&A Construction. I think we have a rather simple matter, it's the reuse of the piece of property on the corner of Rte 17M and Barra Road for usage of an equipment storage facility. There's an existing building on the site. That will remain and be reused. With the site plan that the Board has, we will create some parking spaces in the front of the building. Some internal security fencing inside for the equipment storage. Most importantly, fencing around the outside of the property on three sides, 6' tall fence with some screening slots in it to screen the operation. It's in the HC Zone putting a storage/service shop like this is an allowed use within that zone, subject to site plan approval. We are here tonight for the public hearing and any comments you may have.

G Lake: OK Thank you. Again anybody that here to speak on this, fill out a blue card. I will go through the Board before I go to the public. Jim

J Keegan: I'll wait until after the public

B Capozella: after

May 18, 2022
PB Minutes

A Guattery: after

C Najac: after

T Hamilton: After

G Lake: I'll **open this public hearing at 7:25PM.** Anybody Rudy?

R Charles: no

G Lake: **Closed at 7:27PM**

Tom/Andy 6 Ayes 0 Nays

OK you have a couple of little comments here and you already talked about that. Don't need to talk about that, OK. The curb cut, the DOT I guess said they don't want it out onto 17M.

C Bazydlo: yes

G Lake: But it's there!?

C Bazydlo: It's there and I have come across this issue with DOT in this region a couple of times now.

G Lake: OK

C Bazydlo: they may prefer it not to be there but it's there.

G Lake: OK well we have talked, not only myself but our engineer, Mike and we have talked to the Highway Superintendent, Commissioner of Public Works and they don't want it on the little side road. So do your magic with the DOT. It just doesn't make sense.

C Bazydlo: I would agree whole heartedly. We are willing to take a conditional approval that says we have to get that DOT permit.

G Lake: OK

C Bazydlo: we will probably come back to the Town for a letter that says you don't want it on the side from the Highway Superintendent!?

G Lake: I'll ask Mr. Barone to handle that.

T Barone: Charlie you can submit to me your proposed letter for review.

C Bazydlo: very good. I'll do that

G Lake: And you already talked about the screen. Let me go through the Board, Jim

J Keegan: We saw this before. The only question that I have is: All outdoor storage is going to be behind some kind of fencing, right? There will be nothing out towards the street?

C Bazydlo: Yes

J Keegan: that was the only concern that I have so I am fine.

B Capozella: are these just like standard operation, hours of operation?

C Bazydlo: typical hours of operation. Maybe seven in the morning until when it gets dark. In the summer months.

B Capozella: OK. That's it.

A Guattery: Even outside the hours of standard operation, very very early this morning, I

May 18, 2022
PB Minutes

spent 15 minutes sitting on 17 waiting for Keesler to back one of their trailers in. It's not like there isn't this kind of work already going on. Good luck with DOT. It's pretty minor. Better than an empty lot.

C Najac: nothing.

T Hamilton: Nothing.

G Lake: OK then **motion for a NEG/DEC Part 3 EAF Site Plan approval subject to them getting the DOT**
Rudy call the roll

Jim/Bill 6 Ayes 0 Nays
Andy/Clark 6 Ayes

R Charles:

Mr. Keegan: Yes

Mr. Capozella: Yes

Mr. Najac: Yes

Mr. Guattery: Yes

Mr. Hamilton: Yes

Mr. Lake: Yes

OK that's it, good luck

(29:31)

Stewart's SP/SUP 760 Rte 17M (22-3-12.1, 13, 15.1 to 15.5) #2022-0022

G Lake: OK name for the record please

M Andrews: good Evening, my name is Marcus Andrews. I am with Stewarts. I am here before the Board this evening looking for a sketch plan approval for a proposed new Stewarts in the Town of Wallkill. Located at the North corner of NYS Rte 17M and VanBurenville Rd. We are proposing, the existing site is a party rental business that is looking to relocate. We are looking to take over the site. To construct a 4,000 sq.ft Stewarts gas canopy with four fueling islands which will have eight fueling points. As well as a high flow diesel for bigger, mostly landscaping vehicles and stuff like that. Quicker fill for them. Full access curb cuts along 17M as well as on VanBurenville Road. Parking on pretty much three sides of the building. With a drive around for any deliveries for our shop to the back of the shop. We have been approached by Tesla for this site. They are interested. The next set of full plans to be submitted will include, typically they are looking eight parking spots, that we would look to do on that side. Which would be easy charging stations for Tesla. We are on Town water. This is within the town water district but not within the town sewer. So again the next submittal will include a septic design for our sub surface waste disposal. That's a pretty quick summary of what we are looking to do on this site.

G Lake: OK Now Tesla. If you put those charging stations in, that's like an independent operation!?

M Andrews: Correct. They will be independently powered, their own transformer set up. They'll run, pretty much, we give them a lease agreement to have their equipment on our property. Other than that, a Tesla pulls up, everything works through the Tesla App, they plug in. How it gets charged, to be honest, I have no idea. But that's completely separate from the actual Stewarts Business.

G Lake: OK you have Mike's comments here. We will be taking care of them. There's only a couple here. The dumpster enclosure. There's no sewer you said, so..

M Andrews: correct.

May 18, 2022
PB Minutes

G Lake: You have to provide that. Let me go through the Board. Have you contacted DOT yet for the curb cut on 17M?

M Andrews: we have not heard back from them yet. I e-mailed them early on just to get a basic, what do you think?.. And we have not heard back. Assuming the sketch plan approval goes through this evening, we will file pretty much Stage 1 with DOT, just to get the ball rolling with them. Right now it's broken up into... there's a curb cut here, there's a large curb cut here. A big opening at the intersection which looks like it gets used to bring vehicles into the lot as well. Eliminating all of that down to one full access curb cut. You would assume would make them happy.

G Lake: Right. Now how about VanBurenville Road?

R Charles: I sent to them on 4/29, I sent the site plan

G Lake: DOT?

R Charles: DOT

G Lake: OK Now have you contacted the Town for VanBurenville Road?

M Andrews: no we have not.

G Lake: OK. I would do that before you wrap up too much more of your site. That's a pretty busy corner. Obviously. I don't know if the sight distance, if they would be able happy with it or not. That being up to the engineers and you guys. Traffic does back up there, they might ask you to move it back a little bit... up a little bit, I don't know. I would do that before you got too far along with your total site. Let me go through the Board. Jim

J Keegan: I think it's a good site for the Stewarts Shoppes. It is well needed in that area. I am going to echo what Gary said. That was one thing that I was going to bring up. That does Queue there on VanBurenville Road especially in the afternoon, it backs up pretty far. I am not sure how close you want that curb cut to be at that intersection because it might be hard sometimes for traffic to get out on it. Obviously when you come back we are going to want to see some landscaping and that corner cleaned up. Just make sure you can emergency vehicles around that building. Other than that I think it's a good design. I am OK with Sketch plan.

B Capozella: Again, we are going to want to see what the.. he's going to go to the County for the traffic, right?

G Lake: well that's State and Town.

M Andrews: State and Town

G Lake: That would go to the County to the Planning under 239-L or whatever it is.

R Charles: I sent that also to the County

G Lake: you already sent that too? OK

B Capozella: OK sketch wise I am OK with it. Obviously what we are going to be looking for is the flow of the traffic going in and out. Is there plenty of room for your vehicles. Like I said if you are going to load them in the back, not the front. If you got room back there and how is the gas tankers going to get in. The amount of room that they have. This will border one home in the back, right? There's one home back there.

M Andrews: there is one home here, yes.

B Capozella: so again we will want to look at how are you going to screen, you know. Something like that more than anything else. Obviously, you are on 17 so you don't want to see too much screening there. Something nice. We have seen Stewarts in the past where they have done a great

May 18, 2022
PB Minutes

job on County Route 78 there and so forth. That's it.

A Guattery: Alright I'll pick up since Doug is not here. At first flush we got a 95% shot here. This looks very good. I see a blister for the tanker truck. Where they can come in and get out of the aisles while they are delivering. We got the road around the back of the Stewart's. All good. The corner of VanBurenville and 17M we would like to the stone features, stone wall around, and the right signage. The curb cut on 17 is not going to be an issue because you got four of them already. You are basically using the party rental entrance where you are now. The curb cut on VanBurenville can not go where it is. It doesn't just back up late in the day. I live on that road 8/10's a mile away. I can tell you that at pretty much any time of the day, you are well past this nearly up to Maples almost all the time with traffic, especially with truck trailers. You get a lot of that on VanBurenville now. I would really like to see, I don't know that it can be done, Maples is Town or whether that intersection there gets improved and this comes off the back corner to Maples. So that they are coming out onto VanBurenville from Maples or barring that, if we need to be close to 17 then the only way that is going to work is if it's a right-in right-out. We know that the public generally won't play by the rules, anyway, and they will do whatever they want. We know. If we don't put some sort of a concrete island in there or something to try to limit it, what you are going to find is this is going to be a real problem. It's a problem intersection to begin with. We got Golden Triangle doing an improvement within this intersection, a very minor one. But they are adding truck traffic to this. This is going to become a very busy intersection. I think we need to be very judicious about how we handle that. Other than that, I think the project is great. Let's get it built yesterday as far as I am concerned. We got to watch that, that's going to be important. That's it for now Gary.

C Najac: I think Andy touched on just about everything. My question was going to be on: are we going to need to make improvements that they will be involved with when we make the improvements to that intersection for Golden Triangle. Do we have to move some other things around.

G Lake: well two things. They can contact Golden Triangle, if they feel they need to, and the DOT. It's a State Road and they are the ones that have the lead on what Golden Triangle's going to do there.

C Najac: I just want to make sure we don't miss something.

G Lake: They know that now so...

A Guattery: hey Gary. Doesn't this intersection also have improvements from Saddle Ridge? The one that we have been working on (inaudible) Farm for the last 15 years? I am pretty sure they added a turn lane

G Lake: I wouldn't... I think the improvements that you are looking at -- you better go with the Golden Triangle one.

A Guattery: Yeah that's probably going to be added long before the other one, but it's the same intersection, right?

G Lake: Yeah

C Najac: Yeah because I thought there were a few things that they were going to happen there.

G Lake: they are going to push the line back and stuff so..... He can contact their traffic people -- Golden Triangle. You can probably get that information from Rudy.

M Andrews: sure

G Lake: They can tell you what they have plans to do there. Between DOT and them -- that's for you guys to figure out not us. Anything else Clark?

May 18, 2022
PB Minutes

C Najac: No that was it. I just wanted to make sure we covered that.

T Hamilton: On VanBurenville, if you could move it closer to 17M, bring that up a little bit more. Move it up a little bit, away from that other corner. There isn't much more you can do.

C Najac: to continue on that... What is the sight distance, if you move all the way to the far end of the property, close to Maples Lane as you can get? There is that hill there

M Andrews: There's another road up here and it peaks just past Ingrassia Road.

G Lake: anything else?

T Hamilton: that's all

G Lake: as far as your side entrance there, This is exactly why I told you to contact the Commissioner of Public Works. They have the facts, the figures, where you should/shouldn't move it. I am not a big fan of putting concrete rectangles in the middle. I know the one down on 211 and Blumel Road, that's the Rite-Aid, I drive across that all the time with my truck. Because I am not going onto 211. I think that's something... you got traffic people. You got our DPW people that have all the facts and figures. I think that's the way to go. Clark brought up about Golden Triangle, they did move that back a little bit so contact Rudy and she can get you the proper people to make contact with. If there 's nothing else....

Motion for sketch plan subject to comments we made tonight. Bill/Jim 6 Ayes 0 Nays (43:40)

Multani Reliance 7 Lot SD 201 Schutt Rd (77-7-25 and 28) #2022-0026

B Cleverly: Good evening, Brad Cleverly from MJS Engineering. 201 Schutt Road is a 7 Lot residential subdivision. It would be seven duplex houses. There would be a cul-de-sac extension off of Bellevernon Ave. Another cul-de-sac which comes off of Avenue F. This is located in the sewer and water districts. So there would be an extension of the water and sewer to service each one of these seven residences. That's it.

G Lake: I think if you go through the comments that Mike wrote up. I think his last comment is pretty important. The lot size doesn't really meet what the code... Am I correct in saying that Mike?

M Weeks: Yeah there were three lots that don't meet the lot depth.

B Cleverly: so we took a look at that and tweaked the lot lines, so now they do. They meet the 125' depth requirement. We did that by essentially moving the lot line and moving the cul-de-sac by 3' so now they all meet the 125' depth requirement.

M Weeks; that's since I reviewed the Site plans. I haven't seen that. I haven't seen this plan.

M Andrews: we did after receiving this letter.

G Lake: we are missing one member who does have a great deal of concern about that many duplexes in this configuration. I rode down through there a couple of times myself. It's tucked in around a lot of the single family homes that are there. It might make a significance difference in the neighborhood, as far as that end of it goes. I know we have two-family homes down that way. I know there's across the street. But this is an old neighborhood. I think the biggest concern here that he said to me, I certainly he was here tonight, he would be able to say it a lot better than me. He's asking us to take a real serious look at the difference that it's to make for that entire little neighborhood right there. Let me go through the board and then I guess we will decide where to go.

J Keegan: I don't know that area all that well, but it does seem aggressive for the other existing area,

May 18, 2022

PB Minutes

like right there. Two cul-de-sacs with seven, actually going to be 14 residences there. I don't know enough about it just yet. I am just looking at it. At this point, I have no comments on it.

B Capozella: My first glance when I looked at it, it's kind of aggressive. We do know that there are other two-families other Avenues and so forth. Obviously this is seven, I think we really need to take a real hard look and say OK does it fit in the neighborhood or not? That's going to be the key on this one.

A Guattery: The neighborhood is an old neighborhood Bel Vernon and all of that little portion down there's a small group of two families close to the traffic light on Schutt. Having said that part – you have got four lots just off of Bellevernon Avenue cul-de-sac really even though they are not necessarily serviced from there. That's eight families wrapping around three single family homes that are existing. So at first flush right off the bat, I have a real problem with that. I think that will change the character of the neighborhood – negatively. We already have seven lots and we tweaking it, packing it in there as tight as we can. I don't know that two family houses are the right fit here. Single family perhaps. Seven singles rather than seven duplexes, or some variation. Other than that it's early in the game. We would have to take a closer look at how this comes out on Avenue F. To see how that plays too because that has some elevation change and sight distance and things like that. We have to take a ride and take a look but first flush early on. I am not a big proponent on seven duplexes put in this area. Too much in that much space. It's not - don't develop it but it's going to have a negative effect on the neighborhood more rather than less. Perhaps you should rethink that. That's it for now Gary

C Najac: as Doug would say, he thinks it would a negative effect on the character of the neighborhood. Having said that, have you spoken to water and sewer because I am pretty sure in that section, you would probably end up going to a lift station. You would need to make sure that the lift station could handle the volume that you are adding. Water I don't believe is going to be a issue but definitely sanitary/sewer will be. I just think that this is trying to put too much in there. I don't have an issue with seven lots but seven duplexes. No that's 14 families... It's a very small quiet residential neighborhood, the kids are playing out on the street. Kids go out and play on Bellevernon because they know it's a dead end. There's no one else coming down here. If you don't live here, you are not coming here. We don't need to make it a "through way" for them if we don't need to. And to add that many more people. That's it for now Gary.

G Lake: Clark I got a question for you! Lift stations at the end of Belle Vernon, anything – no matter what goes there, would that be tied to those lift stations or are you saying that this would have to have it's own

C Najac: It depends on the elevations and the flow. I don't know what the flows are. I could go find out what the elevation differences are.

G Lake: I guess my next question is: I don't know if you would know this or not, I am just being nosey now. Those lift stations, looks like there's two of them there?

C Najac: there's one lift station, two pumps.

G Lake: Are they at capacity, by any chance?

C Najac: they are not at capacity but I didn't design them, for the record, I am the one who maintains them. I don't need to know how much the capacity is but... If you want to make sure before you go crazy. This is stuff that you want to ask and you will speak to my boss and he will give the information and then you can design what you need to design. But I want to make sure that you are aware that there's an extra step involved.

G Lake: I just think it's something that you should know about. Those lift stations.

C Najac: on your map, where is the end of the existing end of Bellevernon now? Is it at the start of

May 18, 2022
PB Minutes

your cul-de-sac?

B Cleverly: yeah Bellevernon just kind of ends here. So you mentioned kids on bikes... What's better for kids on bikes then having an entire cul-de-sac here with a single duplex on it!? So kids on bikes, kids on bikes, kids playing whatever ball they want to play here.

C Najac: The lift station is on the corner at the start of your... right there. The bottom corner for you. Looking down.

A Guattery: Bellevernon all the way to the end.

C Najac: all the way to your right and then drop down 1/2".

A Guattery: they are outside your property at the corner.

T Hamilton: it's a little aggressive putting up those amount of homes in there. I got thrown a little bit when you talked about the kids going in that road and then going around in that cul-de-sac which caught me by surprise. Thinking about that because I lost a family member in a cul-de-sac coming down her driveway in a little three wheeler thing. The neighbor didn't see her. So that just threw me off but I just think the overall plan is a little aggressive, with duplexes.

G Lake: OK you heard the comments of the Board. I think maybe go back and give it some thought. Do a little redesigning, maybe, or some better investigation to argue your point. I think we are going to table you for tonight. You heard everything and then come back to a work session and we will go from there.

B Cleverly: OK thank you very much and have a good night.

G Lake: OK thank you. **Motion to table for further action** **Andy/Clark 6 Ayes 0 Nays**
OH one more thing. Mr. Barone, guys listen up. Mr. Barone is making a little resolution for us to vote on.

T Barone: so I prepared... well what I did was, I took all of the comments that were submitted during the public hearing on we will just use the "Bungalow Colony" as well as the ones that were submitted once the public hearing was closed. So I compiled, consolidated or condensed all of those comments and then I generated this draft memo which is now in a confidential format for Board Member eyes only (inaudible). I go over the comments and then I ask the applicant to address these things, to respond to them. I would like to get this out to the applicant, its' consultants, their attorney at the end of this week, the beginning of next week. If any of you have any comments, questions, concerns, additions, deletions e-mail me or give me a ring. I am going to be in court all day tomorrow, I am around Friday and most of the day Monday. So review it. The only thing that I didn't put in here that kind of like caught me tonight when it came up is sidewalks. I remember there was mention there was people on the road. So I don't know if you want to consider some kind of pedestrian walkway on that road.

G Lake: and that was the interior road?

T Barone: Well not necessarily the interior road but I thought that the road that it is on, people complain that people spill over onto that road and mull around, walk around

B Capozella: they did, the road was narrow, they said it was narrow for people walking around and so forth. I would say to add that.

G Lake: You want to add that?

M weeks: and one of our comments was that they should stripe 4' of that widened road for a place for pedestrian walkways. Internal to the site.

(Everyone talking)

May 18, 2022

PB Minutes

G Lake: I think he was talking about Shawangunk Road. He's not talking about Bloomingburg Road.

T Barone: I drive all over the Catskills and I go by these camps all the time. It's not uncommon to see the campers or staff members, family walking on the roads Saturday, Sunday, presumably during the week when I am not around. That's something, I don't know how wide the road is. I haven't been down that road in probably 15 years.

G Lake: Not very wide.

T Barone: So you can ask them to respond to the advisability of putting a sidewalk or something else along all or a portion of the road. It's a part of public safety.

B Capozella: I like the idea of taking a couple of days. I just want to review the letters that some of the residents put in there and if you included everything. I just want to make sure you didn't miss anything.

T Barone: make a **motion for the Board Members to comment on my submittal** and then when I process all their comments I can forward it to the applicant and the applicants' consultants.

Somebody so move

Andy/Clark 6 Ayes 0 Nays

G Lake: **Motion for adjournment.**

Andy/Clark