

Town of Wallkill

PLANNING BOARD MINUTES

February 21, 2018

Members in Attendance: Gary Lake

A Guattery, T. Hamilton, Clark Najac, J. Keegan

Tom Hamilton Bill Capozella,

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

Tad Barone, PB Attorney

PLEDGE OF ALLEGIANCE

7:30 PM – MEETING OPENED

ZBA Liasion Update

Mt. Carmel SP – Carmelite Drive (69-1-18) #46-16

M. Hunt TOWN OF WALLKILL PLANNING BOARD NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN THAT A PUBLIC HEARING of the Planning Board of the Town of Wallkill, Orange County, New York will be held at the Town Hall at 99 Tower Drive, Building A, Middletown, NY in said Town on the 21st day of February 2018 at 7:30 pm or as soon thereafter as the matter can be heard that day on the application of Missionary Society of our Lady of Mt. Carmel NY for approval of SP for a proposed clergy retirement residence located at 68 Carmelite Drive at the intersection of Waverly place AKA as 69-1-18 under Section 249-40 of the Zoning Law of the Town of Wallkill. All parties of interest will be heard at such time and place. I rec'd the mailings.

T. Depuy I'm here for the applicant. They are proposing a 6700 s.f. retirement residence. The access is off of Carmelite Drive. Direct parking next to residence and it will be sewered out the back by gravity and also tap into the 4" water main service we will bring in.

G. Lake Motion to open this PH at 7:35pm. Motion to close at 7:36 pm. Tom/Andy 7 ayes. You have Dick's comments – any problems. (no)

R. McGoey If you are below 1 acre you do not need a swwp.

T. Depuy I will check the area again.

D. Dulgarian No issues.

J. Keegan No issues.

No other comments from PB members.

G. Lake Motion for neg dec/part 3 EAF subject to comments. Bill/Jim

D. DULGARIAN	AYE
J. KEEGAN	AYE
B. CAPOZELLO	AYE
C. NAJAC	AYE
A GUATTERY	AYE
T. HAMILTON	AYE
G. LAKE	AYE. Motion for a site plan/special use permit subject to same. Andy/Doug

D. DULGARIAN	AYE
J. KEEGAN	AYE
B. CAPOZELLO	AYE
C. NAJAC	AYE
A GUATTERY	AYE
T. HAMILTON	AYE
G. LAKE	AYE

Upstate Glass SP REV. – 135 Crotty Rd. (60-1-2.12) #06-18

M. Hunt TOWN OF WALLKILLPLANNING BOARDNOTICE OF PUBLIC HEARING
NOTICE IS HEREBY GIVEN THAT A PUBLIC HEARING of the Planning Board of the Town of Wallkill, Orange County, New York will be held at the Town Hall at 99 Tower Drive, Building A, Middletown, NY in said Town on the 21st day of February 2018 at 7:30 pm or as soon thereafter as the matter can be heard that day on the application of Upstate Glass, 135 Crotty Road, Middletown, New York 10941 for approval of a Site Plan for a 23,018 square foot addition to an existing manufacturing warehouse facilities located at 135 Crotty Road, also known as Section 60, Block 1, Lot 2.12, under Section 249-26B (2) of the Zoning Law of the Town of Wallkill. All parties of interest will be heard at such time and place. I rec'd the mailings.

D. Higgins Engineer for the applicant. With me is Joseph Churgin, Atty for the applicant. Since the last we now show the doorway locations, concrete pads for the doorways, lighting fixtures, details of construction and have updated the map to show the current uses at the property which were identical to the previously approved plans except for Port Priority Dist. Which took up the Barrett Outdoor Living space. Also at the last mtg there were a number of items surrounding the property that needed to be cleaned up – outdoor storage of containers. The issue was they were for Fineline Settings and a truck had an accident or something and they got spilled out and were supposed to take them back. They were temporarily stacked outside the bldg. they have taken most of them away. They put them underneath a roof portion of the warehouse facility. There were also pallets around and some debris which has been cleaned up for the most part.

R. McGoey They still have issues, dumpsters and roll off containers.

G. Lake Motion to open this PH at 7:42 pm Motion to close at 7:43 pm. Andy/Clark 7 ayes.
We need to talk about the comments. The dumpsters, Dick were there any changes to this?

R. McGoey I was out today. They cleaned the pallets but no action taken to get the dumpster that sits next to the dumpster enclosure into it. They need a bigger dumpster enclosure. There are other dumpsters on the site without enclosures. There are roll off containers in 2-3 locations that are full of junk. There is a pile of debris in the back of a bldg. Including an old washer and storage trailer which is not licensed and storing materials. I don't have a problem with this proceeding but needs to be done before we sign the maps.

D. Higgins One of them is used by Upstate Glass. The broken glass is put into it. We would like to keep it there. (put it on the plan) The other ones are being used for demo work and I think they will get rid of those (roll off containers.) Dick had sent pictures he took and I know there is an area behind the pole barn with debris they will clean up. The only underground line they know is there is the electric that runs from the transformer. We show it on the map and also added a note. They will relocate fire system connections in coordination with the architect. They are shown on the map and will be extended along the ceiling and come down the pipe and out the building.

G. Lake The dumpsters will be worked on – Is the owner going to understand our zoning and work with us.

D. Higgins The one in the front by Upstate Glass, ½ o the rollout container is hanging out and we talked about putting a screened fence there.

R. McGoey The ones I have a problem with are out in the middle of the parking lot.

J. Churgin The green one is temporary and will be gone. The red one is not the owners. I don't believe the tenant wants to move it – they need it for their operations. I think its Fineline.

R. McGoey They can have it if they put it in an enclosure. The dumpster outside will have to expand and the other side of the bldg. as well. Submit a reasonable schedule and we will try to hold you to it.

D. Dulgarian It's nice to see the property being used. It's out of the way. They still need to conform. I have no problem subject to a final site plan review by Dick. What is Port Priority Dist.?

D. Higgins I had forgotten to ask the owner.

J. Keegan Happy to see local business expanding. I was up there and drove around. It looks like an abandoned warehouse with garbage all over. Spruce it up a bit.

B. Capozella I agree with the engineer that you need to mark the outside storage on the plan. When you come into the site you have curbing and then you break up the curbing and the parking is still there. What is the purpose of this?

D. Higgins If you look at the 3rd sheet it will show the proposed conditions. (It's the same thing) There is an opening there right now and we are putting in the curbing to close it off. it gets confusing. That is why we showed the extra layout.

B. Capozella Dick, do we need a striping for a walkway by the parking? For safety from the 18 wheelers coming in, etc. The bottom section to the right, if it's needed?

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R. McGoey I will look at it.

C. Najac I do remember when they came here they did a lot of clean up then- it needs to be done again.

A Guattery I have no problem – I agree about the garbage and debris. Pallets – I know how many I generate in my business and now we have got multiple companies on this property generating pallets. I think it would be a good idea if we had an enclosed area for pallets. Those things grow and when it rains they fall apart and you can't pick them up. it's a problem. It would be good if we can do that.

J. Churgin I think they have a section or enclosure there. They are storing a couple of their vehicles in there also.

A Guattery Maybe you want to pass that onto the owner, maybe a little security with all that garbage and debris as well.

T. Hamilton I'm good as long as Dick is good.

G. Lake Motion for a neg dec/part 3 EAF subject to all comments of this board. Tom/Clark

D. DULGARIAN AYE

J. KEEGAN AYE

B. CAPOZELLO AYE

C. NAJAC AYE

A GUATTERY AYE

T. HAMILTON AYE

G. LAKE AYE. Motion for a site plan approval. Doug/Clark

D. DULGARIAN AYE

J. KEEGAN AYE

B. CAPOZELLO AYE

C. NAJAC AYE

A GUATTERY AYE

T. HAMILTON AYE

G. LAKE AYE Thank you.

12th Rock Ministries SP/SUP – Ext. to Prelim. – Mt. Hope Rd. (69-1-64.2) # 34-13

J. Samuelson Engineering Properties here for an extension. This is the 2nd extension. They have been working thru the County DPW with a delay on their part. They had a SD and a site plan. We filed the SD and they purchased the property. they do own it now. Since then they have been looking to investors to raise funds for the site work and the bldg. they believe they are there and that is why we are back with the OCDPW responding to comments and get their approval. I anticipate an approval within a month or so. We will return to ws to finalize any other details.

G.Lake No issues from the board. Motion for one year ext. to preliminary Bill/Jim. 7 ayes.

100 N. Galleria Drive – SP REV. – (78-2-5.12) # 02-18

R., Angillara As of right now we have developed the plans to renovate the existing Gander Mtn. we will demolish the front façade to bring back our brand image. Interior and also rebuild a new interior office. We are taking everything but the demising wall space to the left. About 90,000 sf.

G. Lake You are redoing the front and decorating inside. I am assuming parking is sufficient. Any problem with Dick's comments.

D. McGoey I requested a site plan to show the small change in front. The front entry so you can show how that is going to encroach on the sidewalk. How will you change the sidewalk for the new entry on one side. If you can get that into us. We need an architect or engineer to prepare the dimensions and details. There has always been a problem on the side of the bldg. with the storage of cardboard bales. Will you have that problem or pallets? Can we get a fenced enclosure over there. (yes). Please show it on the site plan.

R. Angiullara I don't know if we can do storage in that area. We might just do interior storage or no bale storage.

D. McGoey No problem outside if you enclose it. Just show it on the plan.

D. Dulgarian We are looking to approve this? You mentioned that they front of the bldg. will change and take out the sidewalk that is there? I'm happy to see vacant retail being filled.

T. Hamilton On the parking lot, it seems a lot of people are going in the entrance by Honda and scooting down the middle of the parking lot.

R. Angiullara We can put speed bumps In there and show it on the site plan.

g. Lake Motion for a neg dec/part 3 EAF subject to all comments. Clark/Andy 7 ayes.
Motion for sp revision subject to same. Tom/Andy 7 ayes. Good Luck.

PRESIDENT CONTAINER SP REV. 290 Ballard Rd. (60-1-120.2) #09-18

A. Laput this is a 98,000 s.f addn to the building and this is a 5000 s.f addition. They would store more finished goods and storage and machinery for the factory. Currently this is a paved site all the way around the perimeter. The bldg. additions would not increase this. They would be maintaining the impervious, there is a 67.1 impervious coverage that was granted by the ZBA and we need to maintain that number. Anything that was grass here where the bldg. is going, we will be taking out pavement from the solar field. This is all paved so there is an area here where we would take out pavement to keep that impervious at 67.1 percent. We have rec'd Dick's comments and had utility service out to identify the lines. Here on the drawing you will see fire mains, a water line(s) some hydrants and parking lots. All around the bldg. our intent is to maintain all the lines as is. We are looking at some of the hydrants and indicator valves that are in some loading areas. With the addn we would bring the truck loading docks out to southern and eastern side of the addn. some of these indicator valves can be kept in place. Loading is just a few spots on this side, this southern one is bringing out all the loading areas. There are no docks on this end.

G. Lake It's great to see that they are doing so well. You are 24 hours a day? (yes)

R. Goldberg The machines are 40' longer now – it's more about volume but it's about the size of the machine and the space we need to change out what we have. This will create 50-60 jobs.

D. Dulgarian The addition going by 84. What is there now? Is there loading there?

R. Goldberg If you look at the drawing you will see the bays in the southern area- they will be pushed forward except for those that are trying to avoid the PIV – the fire system.

D. Dulgarian How is the solar field – how much is that supplying you.

R. Goldberg During the peak of the summer – 100%. We use 1.7 mw. The field is capable of over 2. We run everything off of it. We are on the NYS demand response program. The generators withdraw 2 MW and we are on for the test that is going on in NYC. My generator will not have any issues in standing up to the need of the factory and getting us off the grid. you are not allowed to run the solar for the man response, you have to use the generator. It's an example to address your question. It will take about 6-7 years total to pay this off. we just started year 3.

D. Dulgarian Good to see. No impact.

- J. Keegan You are a good neighbor, trucks have no impact, no issues.
- B. Capozella No impact and more jobs- no problem.
- A Guattery I see the eastern addn are you pulling the rails out?
- R. Goldberg They have been marked and have been retired. They are the original ones that are just there. we are going to get them out of the way for the fire lane.
- G. Lake motion to set a PH for 3/21/18 – Jim/Andy 7 ayes.

Belliman SP/SUP- Rt. 17K (1-1-45.61) # 52-17

A Laput Fellenzer Engineering here for the applicant. This is self-storage on 17K. since we were here last we upgraded landscaping to larger caliber tree. All units have been setback 100' from 17K and we continue to work with the NYSDOT to find a way to make site distance work on this property. we have not done unit count yet but the rentable space is 39,180 s.f. currently single story. There are discussions if this amount is enough. If we do revise we will let the board know.

G. Lake I expressed my concern last time you were here. I don't believe you added an office of any kind.

A. Laput Correct, I have agreements to present to you for maintenance security and alarm.

G. Lake This is a substantial facility. The ones that do not have an office or caretaker on site seem to be run down. The ones that do have onsite are 100% better looking. They are much more viable than this for the owner. They are always full and people on site that can answer questions. I still have a problem with this large of a unit out on 17K which is the outer boundaries of our Town. I find one things run on automatic it is not always a good thing. I don't think I made the last worksession and I understand you had ideas on surveillance and alarms and such. I have a problem.

D. Dulgarian I agree the ones that have someone on site are maintained more and seem to have more occupancy. The original one you proposed to us was more s.f. than this. (55,000) You went to 39,000 from there for the purpose of meeting the 100' setback to the code. was this for site distance or access as well.

A Laput The 100' allowed us to meet site distance. There is bldg. coverage at 40% permitted and impervious coverage e60% permitted. We are at 19.6 % bldg. and 20.5% of pervious.

D. Dulgarian You are only at 20% - it looks like you covered the entire lot.

A Laput We do have pervious pavement – the bldgs are impervious. It's a pavement (pervious) that allows water to run thru it. I don't know of anywhere around here using it.

R. Mcgoey Stewart Airport is using it.

D. Dulgarian We have been told that it does not work in the northeast with salt and sand. It gets clogged and you are back to SW run off that is increased from the site – who monitors it. I know it's near the creek and will be built up and run off. I have serious issues with it and want to know more about the pavement that you are using to overcome the code and want some literature about it.

J. Keegan I appreciate it that you moved them for site distance. Not as demanding as it was but I agree with Gary that it needs someone on site. There are so many units there and people can do whatever they want there. That is my issue.

B. Capozella I drive by these places all the time and if I see one person in them once a week it's amazing. Weekends are more people. I might compromise with something like supervision a day or two on the weekends maybe. That may help with keeping it clean. To have someone there every day I don't know.

C. Najac I also agree with the Chairman. The ones with attendants look a lot better. They are cleaner and it would make me a lot happier to see an attendant there. I was hoping you would find some new blacktop – I'm waiting for someone to design something better than the one we have had for the last 5-10 years. It's not working. it requires a lot of maintenance and all you are doing is loading the bottom with large stones and creating a holding tank. It will fill up and start working and create an issue with runoff. I also see an issue with snow storage. We try to do this correctly so we don't wipe out the landscaping around the project. We have watched it happen many times. It's not going to work-it's too ambitious. Maybe you did not reduce the project enough to include the snow storage, you can't use the wetlands or drop down from the bank into the stream. It does not look good to me at this point.

A Guattery Pervious pavement and snow removal. A tank underground and assuming it functions fine until you pile 40 tons of snow on top. We have 14,000 s.f. of snow storage area that I don't agree will be pervious. Not from the end of November to April. The compaction

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when frozen will be high. This is unrealistic and will not work. 70,000 s.f of snow you are pushing off to 14,000 s.f of storage. I have huge reservations with no one on site keeping an eye on it. If you have a maint. agreement for the pervious pavement that is great, but when no one is on site it is no good. The snow plan does not have the landscaping shown on the plan as well. We need to work harder at it. I agree you need someone on site.

T. Hamilton I agree you need someone on site. What security are you talking about. (cameras and an alarm system). Where will that go to? 100 miles away that are watching it? Usually an office has a screen that shows when people come in and where they are.

G. Lake Have you looked at lighting around the place? I can't see this running on automatic. I just can't see using cameras only for security. Motion to set a PH on 4/4/18. Andy/Bill 7 ayes. Return to worksession

MOTION TO ADJOURN.

Respectfully submitted,
Gary Lake, Chairman