

Town of Wallkill

PLANNING BOARD MINUTES

May 2, 2018

Members in Attendance: Gary Lake

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

Tom Hamilton & Bill Capozzella,

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

Tad Barone, PB Attorney

PLEDGE OF ALLEGIANCE

7:30 PM – MEETING OPENED

27 Howells Rd. SP/SUP – 27 Howells Rd. (49-1-87) #28-18

M. Hunt Notice is hereby given that a PH of the Planning Board of the Town of Wallkill, Orange County, NY will be held at the Town Hall at 99 Tower Drive, Bldg. A, Middletown NY in said Town on the 2nd day of May, 2018 at 7:30 pm or as soon thereafter as the matter can be heard that day on the application of 27 Howells Rd. LLC, Max Gonzalez, PO Box 620 Howells NY 10932 for approval of a SP/SUP for a warehouse/storage bldg. located at 27 Howells rd. (49-1-87) under section 249-38 of the SD regulations of the Town of Wallkill. All parties of interest will be heard at such time and place. I have rec'd his mailings.

D. Yanosh Surveyor for the project. This is a 2.79 acre parcel of land. HC zone on Howells Rd. Part of a 2006 SD. It's right next to WK Mech and 5L construction. It is a 60x50 storage/garage bldg. Max is an electrician looking to store his equipment there. store materials with a small bathroom inside. Septic was designed when the SD was done in 2006. It will be him and one employee. We show the landscaping and 2 parking spaces. No problem with Dick's comments.

G. Lake Motion to open this PH at 8:19pm. Motion to close this PH at 8:20 pm. Tom/Clark 7 ayes. You are ok with the comments? (yes) How about the septic?

D. Yanosh I have a letter form KC Engineering. They looked at it and were ok with it – they were signed by tom ptak years ago. I will get the plans and resubmit as part of this application.

D. Dulgarian Consistent with the pattern of development out there. we approved WK Mechanical recently. I'm good.

A. Guattery No outside lighting?

D. Yanosh One spotlight in the front. Cut sheet is on the front page.

G. Lake Motion for a neg dec/part 3 EAF – Bill/Jim 7 ayes. Motion for SP/SUP subject to all comments. Doug/Tom 7 ayes.

Torre SP/SUP –Ext. to Conditional Final - 378 Bloomingburg Rd. (3-1-89.11) #59-16

G. Lake This is an extension to conditional final. They are still working on septic approval. I don't foresee any problems with the comments. If there are no comments from the Board motion for a one year ext. to conditional final approval. (this is his 2nd ext.) Tom/Andy 7 ayes.

JTKM Holding LLC 10 Lot SD – Connors Rd. (24-1-40.2) #33-18

J. Fuller Engineer for the applicant. This is on a parcel that is bounded by Connors Rd and Midland Lake. It is a 78 acre parcel and we are submitting it for sketch. I met with Dick Mcgoey in workshop and I am here for sketch. It is a proposed 10 lot SD with 6 lots on Connors and the other 4 on Midland. They are all configured to meet minimum bulk requirements for the zone and we tried to attempt to configure them in a way that is consistent with prior SD lot configurations along those roadways.

G. Lake This is here for sketch. I'll go thru the board for comments and go from there.

D. Dulgarian You have 2 different road frontages. The lots will not require any ZBA variances. Let's talk about the wetlands.

J. Fuller There is a wetland on Midland Lake. I have more details. I'm proposing 4 lots off midland Lake with minimum frontage requirements on the road. The wetland delineation has been flagged by Torgensen and surveyed in to the lots . we feel the representation is very accurate at this stage. We are proposing two lots in front of the wetland area – lots 7 and 8. There are 2 to the rear. The driveway to lot 10 can be accessed without crossing the wetland. Our proposal as part of the sketch is that for lot 9 we would traverse the wetlands. There is a standing general permit that allows you to disturb 1/10th of one acre and we can accomplish a driveway within that area. It's a standing general permit with the Army Corp of Engineers and is a general guideline. It would be about 4300 s.f. These are all SF homes. I have done preliminary soil testing to confirm septic.

J. Keegan my one comment was wetlands which he answered.

B. Capozella The way the driveways line up on Midland Lake Rd, you have 2 close together and one further apart. I'm on the edge about the 2 close together. Maybe take lot 9 and put it in the middle. I don't know. If you look at lots 8 and 9 they are very close together. I'm looking to see if we need a further look at why they need to be so close together or not.

J. Fuller I have spoken with Mr. Aumick and we are going to identify them. Due to the speed limits, the site distances would be adequate on all the driveways.

B. Capozella Ok. That is the only thing I see right now.

C. Najac That was the only issue I saw as well. You are going to be able to work out your septic around the wetlands and still be ok?

J. Fuller Yes, we will have separation distances required and follow DOH guidelines. I soil tested and did perks.

A Guattery the rest of the guys touched on everything, I have nothing.

T. Hamilton We go by prevailing – (yes)

J. Fuller I met with Mr. Aumick and I understand he likes prevailing speed.

G. Lake I have a couple comments. I mean no disrespect, I touched on it at the WS. I am looking at landing strips for lots. I don't think there was a lot of imagination. I know this is quick and easy but to me our job is to do a good job as far as planning goes. I can show you a thousand lots like this in the Town where people are constantly coming in for flag lots. This is not allowed in the code anymore and then they end up in the ZBA. I was hoping after the WS you would look at it and give us some alternatives. Even if we had to do open development. They are generous lots, I understand why it was done this way. I was hoping not to see landing strips. Eventually there will be people looking to do something with the backs of the property. it's within your right to do and I understand that. I did hold off until speaking until the last. That is only my opinion, I feel there could have been more imagination. If you need to hook into the sewer you were not that far away from it.

T. Hamilton Dick- is KC doing the septic?

D. Mcgoey They are all above 5 acres so KC can do it.

G. Lake Dick's comments- any problem with any of them?(no) He is looking for a PH-motion to set a PH on 6/6/18. Return to w/s. Clark/Andy 7 ayes. Motion to accept sketch. Tom/Andy 7 ayes.

D. Dulgarian aye
B. Keegan aye
B. Capozella aye
C. Najac aye
A Guattery aye

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T. Hamilton aye
G. Lake nay

Thank you.

HV REALTY SP/SUP – 238 Watkins Avenue (38-13-3) #87-38

A Laput I'm the engineer for the project. Jerry and Chris Casesa of HV Realty Services are here as well. It was previous Cosmo Optics and they are a construction mgmt.. firm with a warehouse and office and possible future tenants. They are proposing outside improvements with the existing shed. They are proposing to line them up to the rear fence. The sheds will be relocated off the rear. The drive to the rear is expanded from the comments of the fire inspector. The parking in the front on Watkins will continue to be used. We propose to improve the drainage. There is exposed pipe that needs to be replaced. We are going to bury reinforced concrete pipe under the parking area. We will enter before and discharge after. There will be an ADA access here to the left.

G. Lake You went to the ZBA and got your variances. Hours of operation – 7 to 7? I know at the WS we did talk about emergencies or something. You are construction site managers?

J. Casesa That is correct – we don't perform any work, we employ superintendents, project managers, safety officers etc. our office staff is about 10 and field operations fluctuate between 3 -6 supers in the field. Sometimes we work 7 days a week putting estimates together. Our office is usually 8-5 and they come back and we review the jobs so we leave about 7 pm.

G. Lake You are not doing any building there, you get your stuff and get out of there. It is a residential neighborhood.

J. Casesa It was industrial in 2002 before the zone change. that is why we had to go to the ZBA. We talked about our use and the vacancy of the property. the pre-existing non-conformity had expired. The building is 11,800 s.f. but it does not lend itself to manufacturing – low ceilings, no loading docks etc. they felt we were an appropriate use. It will take about 55% of the building right now and as we grow perhaps we can have future tenants.

A Laput no problem with Dick's comments.

D. Dulgarian What are the shed used for.

J. Casesa WE have bulky items, scaffolding etc. we are in charge of site safety. We have them, planks, thermal blankets for concrete, curing. These are large things that don't need to be in the warehouse but not out in the open. The buildings exist and we will repurpose them for that.

D. Dulgarian Dick are we limited to how many we can have?

R.Mcgoey These are existing.

D. Dulgarian I believe this will be a lower impact than other things that could go in that bldg. I'm ok with it.

J. Keegan I agree, it's existing. Do we need that parking lot across the street?

J. Cascesa We don't know what the other occupancy we will have – it will be limited to office/warehouse space. We will own, occupy and manage is 3400 sf- in that we need 3 spaces – the remaining of the bldg needs a parking space so we have to show it. The previous owner in the 80's had purchased the add'l parking. We want to show the plan fully developed showing all the requirements. I won't need it but maybe the next tenant will.

J. Keegan So we can bank that until the tenant needs it.

J. Cascesa If that is preferred that is what we will do.

B. Capozella I think I need to understand the sheds. Are they being moved?

J. Cascesa This exists as a garage structure –permanent 12x20. All are permitted and done over the years. We have 3 good structures. The one by the bldg – 12x20 and the 16x16 out there. the new plan shows it being shifted so we have a dumpster enclosure spot. We will take the 20x12 and bring it out here and take the other one here. it will allow shrubbery around the yard and possible some bulk items stored back here. We had a PH with the zoning board and the neighbors all came out and had a few comments but were happy overall with the site plan.

C. Najac I just want to make sure you stay good neighbors. If you make changes to the lighting make sure you don't disturb the neighbors. I'm behind banking the parking. Clean it up and let it sit. We don't need blacktop on it yet.

A. Guattery My peers touched on everything. I see you are taking the hedges and pine tree out of the front. Is there a sidewalk or parking right up to the building?

J. Cascesa A full sidewalk between parking and the front of the bldg. there will be walkways in between those columns.

A Guattery is there a reason there is no landscaping along the front?

J. Cascesa Ease of maintenance, the transition from asphalt to existing bldg. 4" concrete apron, no rise or step to trip on. Good general housekeeping.

A Guattery I would like to see something out there – even if its pots, keep in mind you have neighbors. Keep it in mind when you are being a good neighbor.

J. Cascesa Where the pine tree used to be – I have the opportunity. We do need a space for HC accessibility. These columns become planter. Along the ledge we can have some low plants.

5/2/18
PB Minutes

T. Hamilton Agreed.

G. Lake motion for a neg dec/part 3 EAF subject to all comments Bill/Jim 7 ayes. Motion for site plan/special use permit subject to all comments. Doug/Andy 7 ayes. Good Luck.

Exxon SP Revision – 280 Bloomingburg Rd. (14-1-26.12) #34-17

R. Winglowitz I'm here for the applicant, Mr. Singh. We are back reconfirming the Board's sketch plan approval of the plat issued in Sept/October of last year. It showed used car parking and we removed the used car parking. It was approved for sketch without the used car sales. The applicant has made a decision not to pursue the used car sales. It was used car and storage in the back and a few spots in front have been removed from the plan. We have no problem with Dick's comments.

R. McGoey You need to straighten out that back lane around the bldg. to make sure we can get a car past there.

R. Winglowitz We will take a look to see how we can approve that.

R. McGoey One of the board members wanted a cross walk. I'm not sure where they want it.

G. Lake Your site distance is not changing from where it is now is it?

R. Winglowitz The County has looked at it and issued preliminary comments. One of them is that they ask that we move the curb closer to the white line that is reflected in the sketch you have. They don't want tractor trailers parking along the side.

D. Dulgarian This is here for sketch. I think updating that corner is a good thing. A question I will have is your Stormwater mgmt.. can that go in the back? Why are they always on the main road where everyone can see it? I'm looking at the topo and it's hard to see- looks like it runs east to west and maybe north to south as well and it could go towards the back?

R. Winglowitz The Town Rd. here is much higher- everything will slope westerly. Wetland is toward the west. to the back is the septic area.

D. Dulgarian If it is going to be there it needs to look good. We just had the project across the street approved, that is going to look nice, and we are concerned at what it will look like in a high traffic area off 17.

J. Keegan I like the sketch without the cars. I see plenty of queue length for the drive thru- I'm good with sketch.

B. Capozella where the cars enter the drive thru will there be a one way sign? (yes) I know you mentioned a cross walk, I don't see anything relevant where to put one. I'm ok.

C. Najac Much better – I like that you got rid of the cars. What kind of signage?

R. Winglowitz We are thinking about the same location. Internally lit LED. It will be Plexiglas with internally lit – permanent.

A. Guattery Crosswalk- from the corner of the drive thru across the entrance lane to the 11 spots along the Town Road – at the corner of Bloomingburg Rd. and the Town Rd. Striping from the drive thru over to that. I'm glad the cars are gone. No parking cars on the septic on the plan. I agree with Doug to shift the SW around if possible towards the rear.

T. Hamilton I'm good.

G. Lake The only thing I want to say is I know the landscaping code talks about landscaping along the front. Whatever you do decide we do have issues with the fire service out there on that corner. Not to interfere with the site distance in any way. We see a fair share of fender benders there. keep landscaping low and I would recommend we leave that corner as grass for that reason. I'm sure your client will back me up on that. In this case I don't advise a low rock wall as in past projects, I think it would be more dangerous. I believe it's the way the eastbound exit is configurated. You cross Brown road and M&M Rd. and get on the eastbound real quick. It's confusing, people think they are turning in here and accidents happen. M&M has a tremendous amt. of traffic from the church 3 times a week and that contributes to it. Motion to accept sketch and return to ws. Andy/Clark 7 ayes.

MOTION TO ADJOURN.