

Town of Wallkill

PLANNING BOARD MINUTES

June 6<sup>th</sup>, 2018

Members in Attendance: Gary Lake

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

Bill Capozella

Absent- Tom Hamilton

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

Tad Barone, PB Attorney

PLEDGE OF ALLEGIANCE

7:30 PM – MEETING OPENED

1. Iglesia Emmanuel Church SP – 481 Cottage St. Ext. (40-1-21.2) #74-13 EXT. TO COND. FINAL

G. Lake This is for an extension?

Carlos Mead I represent the church. Since our last extension we have acquired additional funds in order to proceed. Now we are in a position to go ahead and hire an architect so that we can get our plans done. We have already looked at a building and are trying to get everything in order to get this project started.

G. Lake This is number 5 extension. We are not limited per our attorney. (no comments from PB members) Motion for one year extension. Andy/Bill 6 ayes. Thank you.

2. Golden Triangle Public Informational Hearing #17-18 (40-1-16, 40-1-35, 41-1-45 & 50-1-62)

G. Lake This is a zone change from TC to Ent-L – it does connect to another Ent-L. It opens up to allow a couple of other things for the changing times – retail is not what it used to be so it opens up different types of projects, like warehouses, etc.

PLEASE TAKE NOTICE that a public informational hearing will be held by the Planning Board of the Town of Wallkill on June 6th 2017 at 7:30 pm or as soon thereafter at Town of Wallkill Town Hall, 99 Tower Drive, Building A, Middletown, New York to consider the petition of Rombam Associates, Inc.,

Michael Jeremias, Meshugan Enterprises Inc. Brazelton Brazilian Associates and Danann Associates seeking the adoption of a local law to rezone certain parcels of real property within the Town as set forth below from Town Center District to Light Enterprise District:

Address:	Tax Map ID #
SilverLake Scotchtown Road	40-1-16
SilverLake Scotchtown Road	40-1-35
Rt. 17 & 84	41-1-45
Rt. 17 & 84	50-1-62

All parties of interest will be heard at said time and place. Golden Triangle Zone Change TC to ENT-L (40-1-16, 40-1-35, 41-1-45, 50-1-62) # 17-18

G. Lake PIH opened at 7:58. Motion to close at 7:59. Bill/Andy All in favor to send to the TB with a favorable recommendation – motion Bill/Clark. 6 ayes.

G. Lake This is something we sent to the TB and they have sent it back for our comment for Open Area development.

Hallister/Reardon Open Development Area (3-1-69 & 3-1-7.2) #08-18

TOWN OF WALLKILL PLANNING BOARD PUBLIC INFORMATIONAL NOTICE

PLEASE TAKE NOTICE that a public informational hearing will be held by the Planning Board of the Town of Wallkill on June 6th 2017 at 7:30 pm or as soon thereafter at Town of Wallkill Town Hall, 99 Tower Drive, Building A, Middletown, New York to consider the proposed establishment of an Open Area Development Area pursuant to NYS Town Law 280-A in connection with the premises commonly known as Tax Map 3-1-69 and 3-1-7.2 involving the direct access to public roads by lots on a private road near Bloomingburg Rd. All parties of interest will be heard at said time and place.

Motion to open this PH at 8:00 pm. Motion to close PH at 8:01 pm – Bill/Clark. 6 ayes.

All in favor to send this to TB for a favorable recommendation for open area development – Andy/Clark 6 ayes.

3. HOMESTEAD ESTATES 10 lot SD – 129-191 Connors Rd. (24-1-40.2) #33-18

TOWN OF WALLKILL PLANNING BOARD PUBLIC INFORMATIONAL NOTICE

PLEASE TAKE NOTICE that a public hearing will be held by the Planning Board of the Town of Wallkill on June 6th 2017 at 7:30 pm or as soon thereafter at Town of Wallkill Town Hall, 99 Tower Drive, Building A, Middletown, New York on the application of JTKM Holdings LLC, PO Box 593 Howells NY 10932 for approval of a proposed 10 lot residential SD known as Homestead Estates on an existing 70.9 acre parcel located in the R2 Suburban Residential zone in the Town of Wallkill located at 139-191 Connors Rd. Middletown NY 10940 (24-1-40.2) under Section 249-47 of the “Zoning Law of the TOW. All parties of interest will be heard at said time and place. I did receive the mailings.

J. Fuller I am the engineer for the applicant. For the benefit of the public this application is for a proposed 10 lot SD for a parcel that is approx.. 70 acres that has frontage on Connors Rd. and Midland Lakes Rd. the proposal is to allow for 10 lots, 6 will have frontage on Connors and 4 on Midland Lake. All the lots meet minimum standards for the zone and ordinance. They are single family dwellings, they will be serviced by on site wells and septics. Engineering has been done and will be scheduled and witnessed by the representative of the Town for the septics. The Hwy. Supt. Has looked at the driveways and preliminary given an acknowledgement that the driveways we have proposed are acceptable. We positioned the houses and I have documents up here for the public to look at with frontage within the first couple hundred feet on both roads to maintain as much buffer and green space in the rears of the homes. We have done some other engineering to delineate wetlands on the property. There is an O&R easement and stream that go thru the center of the property. all that has been documented and presented on the plan before you now. Its 10 lots, 70 acres with the lots from 5.5 acres to 12 acres. They all meet minimum requirements of the zone. We engineered the lots to have the houses sit within the first couple hundred feet on both sides and to maintain wooded and green space behind the homes. There are 6 on Connors and 4 on Midland Lakes.

G. Lake Before I go to the public, anyone on the board? (all after public) Motion to open this PH at 7:34 pm .

G. Kister Thank you. I'm George Kister, I border lot # 10. A couple concerns. We are at the bottom of the hill and there is a hill behind my property. I'm concerned about water run-off. what are the means being taken to ensure it does not become an issue? We also have water in the front of the property on Midland Lake Rd. I'm concerned it will get worse. The only other concern is that if there are any measures to ensure the wells work. are we all sharing the same source of water and is there any way to know that the wells won't go dry. Thank you.

C. Pickett 190 Connors Rd, across the street. I have questions on the size of the homes and the price point and builders?

G. lake They will answer when we are done.

K. McGraw I'm Kevin McGraw, 129 Connors. I would like to know the time frame on construction and the size of the homes. I also have concerns on wells and placement of them.

G. Lake We will have the engineer answer the questions. Even the wells I believe you have to drill a couple for the Health Dept?

J. Fuller           The water runoff is always a concern. Any type of development has to meet the SW regs instituted by the state as far as being able to manage and control so it does not impact adjoining properties . with regard to wells, because of the nature of the SD and size of the lots it does not require Health Dept – so it goes thru your representatives. It will all require approval before proceeding. After all the wells are situated so they meet the standard setback requirements from adjoining lots and wells and septics. Because of the size of the lots we have great flexibility in placement so we meet all development minimum standards that are required. Most certainly the wells have to be a minimum standard requirement by the DOH which is 5 gallons per minute. To the gentlemen’s point, all the wells do go to the same aquafer generally. It’s an imperfect science without drilling wells and finding results of the development. As far as the size of the homes, the proposal is in the range of 2000 to 3000 s.f. the price point in general terms I would expect to be above \$300,000 but I don’t know their immediate goals. They are local developers that have built in wawayanda, Greenville and minisink under the title of C & N Construction. They build quality homes. Their time frame once approved is to look to start a few homes at a time in the latter part of this year and into next year. It depends on the ability to sell the homes. I think that those were the major questions. Number of bedrooms is standard 4 bedroom for s/f residential.

G. Lake As far as the water run off the law is very specific that he is not allowed to let any new water leave the property. all the designing is double checked by our people as well. He cannot produce a stream onto your property. our people check it and have site inspectors that we assign to projects as they go along. We work hard to make sure that happens. With these size lots I can’t imagine it would happen. Motion to close this PH 7:49 pm Bill/Andy . The Highway Supt. Stopped to see me yesterday. He indicated you guys have not spoken yet? You indicated you have spoken to him?

J. Fuller Yes, I spoke to him today and are scheduled to meet next Tuesday am to stake out the driveways. He said he has been to the site and has looked at site distance and drainage which was also a concern. We have identified the need to provide an easement so the Town can maintain the discharge onto the property and deal with that water.

G. Lake Ok. Thank you. Any other problems with Dick’s comments? (no)

D. Dulgarian    Lot number 3, the frontage, is there that makes up the frontage? (yes)  
I have nothing else.

J. Keegan           No issues. just watch the water where the swamp is in front of Midland Lakes. The county’s comments also were concerned about the steepness of the hill there. we have to be careful there.

B. Capozella Mr. McGoey mentions lot # 6 having the house moved back a bit. If you look at some of the other lots some of them are way back – Lot 9 is probably bc of wetlands but if we are going to move the house for lot 6 back a little what about lot 8 and 9? Any reason we didn't touch those?

R. McGoey there is a wetland boundary there.

C. Najac It's a lot of land, 10 houses is not an issue as long as they do things correctly.

A. Guattery in regards to moving some houses back, you might want to consider taking the house on lot 1 and shifting it up further so you are not directly across from Mr. McGraw. I don't see an issue with the septics or wells. We are talking about the layout – let's give our neighbors some separation.

J. Fuller I think we can center the homes.

G. Lake I have no further comments. Motion for a neg dec/part 3 EAF subject to all comments.  
Doug/Jim

D. DULGARIAN AYE  
J.KEEGAN AYE  
B. CAPOZELLA AYE  
C. NAJAC AYE  
A. GUATTERY AYE  
G. LAKE AYE

Motion for preliminary s/d approval subject to all comments. Andy/Clark.

D. DULGARIAN AYE  
J.KEEGAN AYE  
B. CAPOZELLA AYE  
C. NAJAC AYE  
A. GUATTERY AYE  
G. LAKE NAY

Motion passed. Good luck.

4. Devitt 2 lot SD – East Main St. (78-1-94.1) #17-15

R. Winglowitz Hell, I'm here for Devitt Mgmt. for a 2 lot SD to separate off the approved hotel site which is currently under construction from the remainder of the parcel. The owner has been advised by his attorney, insurance agent and his bank that he needs to do this so that it can be a separate entity. We met at workshop and discussed that this would be the extension of the road that went thru out to Dunning.

G. Lake Tonight you are just taking that one lot out?

R. Winglowitz Yes, and creating a ROW that will be owned in common by Devitt Mgmt. with an easement across it for this lot and the remaining lot.

G. Lake Any problem with Dick's comments?

R. McGoey 60' ROW?

R. Winglowitz The 60' ROW is no problem. We can do that and have 90' setbacks. 3 lot SD – do you want me to label that as an extra lot?

R. McGoey I think it should be, it will be a separate lot until it becomes a Town Road.

G. Barone It also is a non-buildable lot.

R. Winglowitz The road was designed for TOW specs- 6 inches of pavement...

G. Lake I'm going to ask my attorney, historically if the property has been subdivided within the last 10 years it needs a PH. I will leave the decision in my attorney's hands.

G. Barone What action did the Town Board make?

R. Winglowitz We have not made application for the clustering.

G. Barone You need cluster approval from the TB and then return to us. Depending on the number of lots you may need a PH. It's actually 3 – the road lot, the remaining lands and the hotel. I will have to check. You get a pass on 2 lots for a PH but the private road lot might bump you over that. The PB can schedule the hearing

R. Winglowitz We are approaching the TB within the next couple weeks.

G. Lake We go on summer schedule so we can put you on 7/11/18. They will get to the TB and they will send it back to us Tad?

G. Barone I don't think they need a recommendation from us for zero lot lines. We can send it over tonight with a positive recommendation for approval of the zero lot lines. (cluster) Maybe that will obviate the need for it to be ping ponged back and forth.

G. Lake I will try and see Supervisor Diana tomorrow to fill him in. Eventually we will need to discuss how the road goes from private to the Town. Historically, when we get above 4 owners

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sharing a private road it becomes a problem. Keep that in mind as we go along. Motion to set the PH on 7/11/18. Andy/Clark. 6 ayes.

MOTION TO ADJOURN.