

**Town of Walkill**  
**PLANNING BOARD MINUTES**

September 20, 2017

Members in Attendance: Gary Lake  
, A. Guattery, J. Keegan, , Bill Capozella  
T. Hamilton & Clark Najac,

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

**1. Columbia Self Storage SP U Haul Use 2673 Rt. 302 (22-3-40.4) #38-17**

M. Hunt :

NOTICE IS HEREBY GIVEN THAT A PUBLIC HEARING of the Planning Board of the Town of Walkill, Orange County, New York will be held at the Town Hall at 99 Tower Drive, Building A, Middletown, NY in said Town on the 20th day of September 2017 at 7:30 p.m. or as soon thereafter as the matter can be heard that day on the application of Columbia Self Storage, 7 Columbia Turnpike, Suite 202, Florham, New Jersey 07932 for approval of modification to site plan and special use permit to allow the rental of small utility and moving trucks, located at 2673 Route 302, Middletown, NY 10941 near NYS Route 17M, also known as Section 22, Block 3, Lot 40.4, under Sections 249-39 and 249-40 of the Zoning Law of the Town of Walkill. All parties of interest will be heard at said time and place. I have rec'd his mailings.

G. Lake Thank you.

T. Depuy The project is located on Rt. 302 down from 17M. it has been a self-storage for 20 years. They want to be able to lease some small moving

trucks – U-Haul off the facility. We are reserving 14 spaces in the back to store them. They are not in view of the hwy. we did ask for permission to park one in front for advertising.

G. Lake Motion to open this PH at 7:47 pm. Motion to close this PH at 7:48 pm. Bill/Andy 7 ayes. Any problem with Dick's comments? You are just going to have the one truck in front for advertising?

T. Depuy The van is already marked as U-Haul so that's it. No additional signage out on the road – maybe a 1x1 U-Haul sign off our existing sign if we are allowed to. If not something on the window.

D. Dulgarian The back of the property – is that buildable or wetlands?

T. Depuy This was existing , they were the outside storage spaces. Beyond that it is DEC wetlands and buffer. We still have one bldg that was not built but not toward the back of the property.

D. Dulgarian This has been a nice operation for a long time. To my knowledge, very low impact, I have no issues.

J. Keegan Off hours, will there be a key drop?

T Depuy most will be dropped during the day. If not, they will get a code to The facility to put it in the back.

B. Capozella It's a standard use- no problem.

A. Guattery To clarify the sign – you are talking about a little 1x1 placard sign(yes).

G. Lake motion to 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
T. HAMILTON	AYE
G. LAKE	AYE

Motion for site plan approval subject to same. Tom/Andy.

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

Good Luck.

**2.    Devitt SP/SUP – 599 East Main St. (78-1-94.1) #17-15 -**

M. Hunt         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 20th day of September, 2017 at 7:30 p.m. or as soon thereafter as the matter can be heard that day on the application of the Devitt East Main St. SP for a proposed hotel to be located at 599 East Main St. Middletown NY on a portion of 78-1-94.1 under Section 249-26.2c 5 of the Zoning Law of the Town of Wallkill. All parties of interest will be heard at said time and place. I have rec'd his mailings.

R. Winglowitz     This is for a 4 story 93 room hotel located on East Main St. behind the Quick Chek Bldg. This was similar to the original application almost 2 years ago for a hotel at this location. At that time the board asked to look at the overall property. The plan showed an overall potential development plan on what we could do with this property and could we analyze SEQRA on this property all in one shot. Based on the board comments we prepared a Part 3 EAF which we spent some time reviewing with you all and going thru and at the early April meeting we had prepared a Part 3 Evaluation that we reviewed at the meeting. There were some changes the board asked for and we submitted that. At that meeting we had circulated a draft for this overall project. that has been submitted with updates. At that point the outstanding issue was traffic. We had not rec'd OCDPW specific guidance. We finally did in August for Phase 1 that we would have to put a left turn up, dedicate a left turn light. A plan was prepared and submitted yesterday for these requirements for Phase 1. Prior to Phase 2 we talked about the left turn extension on East Main St. and a right turn deceleration on Dunning Rd. This is broken into 2 phases. A neg dec has been resubmitted to reflect those changes. As you can see the site is a small area of the lot. The

plan has also been submitted to the DOH for a water main extension. I had several w/s with Dick and am here to get any comments from you and the public.  
G. Lake motion to open this PH at 7:49 pm. Motion to close this PH at 7:50  
Tom/Clark. Dick's comments, any problems?

R. Winglowitz I have reviewed them and there is a comment the OCDPW made in the Distelburger application indicating that the Board should not grant approvals until they had approvals. I talked to Travis, Asst. Commissioner and he indicated it was not their intention to change the way you guys do business.

G. Lake He made contact with Dick and he went over this with us tonight. WE are talking conditional and come back when you are done with them for the final. That relates to the water line as it relates as well. Dick, the SWWP – you still need that?

R. Mcgoey Yes, no issues we can't deal with. We go the 239 review-one recommendation that we did not discuss is they want to retain vegetation during construction – any problem with that? (no) Detail of the freestanding LED Signs.

R. Winglowitz These signs are internally lit – Dick will want to know the intensity of the heat.

R. Mcgoey Yes, we will want the heat unit measurements low.

G. Lake Landscaping?

R. Winglowitz Landscaping on the left side of the road as you come in – we did agree they would provide street trees along that left side to make it uniform. It would not be a big deal if any had to be removed for future driveways.

G. Lake We also agreed on a stone wall feature at the entrance.

D. Dulgarian The rendering, is that what it will look like from 84?

R. Winglowitz No that is the internal side.

D. Dulgarian The back will be attractive as well?

R. Winglowitz It is like the one in Montgomery.

9/20/17

PB minutes

D. Dulgarian Dick , with conditional do we still have the opportunity to review the landscaping, stormwater and all? Is that now?

R. Mcgoey That is now. The only time they will come back is when they have the next Phase. This will be conditional final. Based on County approval, landscaping, other issues etc.

D. Dulgarian And we have a detailed landscape map?

R. Winglowitz Yes, the parking lot above 84 bc of the elevation you won't be able to see what we have provided. A large tree row at the top of the slope to accent the bldg.

D. Dulgarian The building is on a hill so you won't be able to see the stormwater. That will be down between there and 84 and will be low. The view coming thru the town on 84 would be the bldg. and landscaping, the trees around the perimeter between 84 and your building, what are they and how big?

R. McGoey They have to be 2.5 to 3 inches minimum. That is what the ordinance calls for.

R. Winglowitz Eastern redwood- 2.5 to 3 inches.

D. Dulgarian My point is that Dick, you know what we are looking for- decent growth trees with coverage and privacy. The entrance at different locations with the newer bldgs, we always ask for that to be dressed up. do you have any rendering of that?

R. Winglowitz Nothing specific except a stone wall. We will add along this side trees to mirror what is here. We are worried about doing too much because we don't want to have to take it down. At the entrance will be standard pole mounted sign. They will add a stone wall to mirror the one on the other side. I think we talked about adding shrubs around that feature.

D. Dulgarian I would like to see something out of the ordinary. We have done some nice projects in the last couple years. Tad, you said there is going to be some kind of note about the traffic that is going to be approved for this? Not necessarily means that will be it for the entire project?

G. Barone Correct, when they come back to develop Phase 2 we will have to reassess.

R. Winglowitz It's written in the neg dec so when you adopt that it is in there. we can't proceed until we meet that criteria. What we will do is provide a document that

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PB minutes

shows you how we meet all the criteria in that neg dec. it talks about the add'l studies that are required, the left turn etc.

D. Dulgarian I just worry about the traffic on that corridor. As you phase this there will be a connection to dunning? It will come out across the street from the other proposed hotel? The other hotel can plan that entrance directly across the street from this proposed entrance.

J. Keegan With the overall plan you did O&R ever get back to you about going to Winning Way?

R. Winglowitz It was not feasible. That is a railbed that they are talking about putting the rail trail on.

J. Keegan This is the color scheme you are using? (yes)

B. Capozella If we accept this conditional approval tonight for the part 3 assessment...

R. McGoey You do a SEQRA neg dec first then you do a conditional final.

B. /Capozella But that is not for all phases?

R. McGoey They did a generic only on the overall and a specific EAF on the Phase 1 . the board will have an opportunity to see all other phases. All the site plans.

B. Capozella You mentioned phase 2 for Dunning Rd. we are all concerned about traffic in that area. I don't see in my assessment anything about Phase 1, Phase 2. That is in the assessment somewhere..(yes).

C. Najac the Dunning Rd. is not until you decide what you are going to put in for Phase 2?

R, Winglowitz yes that was part of the issue with the DPW and it is spelled out in the neg dec on page 3.

C Najac What are doing with snow removal?

R. Winglowitz one of our advantages is our sw basin is below us and a lot will go over the bank there. We will have a spot to push it thru.

C. Najac Is there anything planned past the hotel?

R. Winglowitz not at this point. If you look here we had the room for add'l bldgs in the back and across the street. We showed the pad sites for generic just to give you an idea what we could do.

A. Guattery the street sign, will it be low?

R. Winglowitz 12' to the top.

A. Guattery I know we spoke about the traffic study and the turn lane. Where it was starting at the driveway at Michael.

R. Winglowitz the left turn lane is part of the Phase 2. We show it conceptually but it will be done then.

A. Guattery We need to start the striping further up. it starts right there at that pole. The lighting is very good. I'm good.

T. Hamilton one thing from past years, some of the hotels on the crystal Run Side wanted a huge tower with a big sign. We are not doing that. You have them going by on 84 and they are going to be looking to get here. That's all I have.

G. Lake I believe you got the comments from the DPW and W&S. no problem with the grease trap, the sewer line etc. (no)

Motion for a neg dec/Part 3 EAF – Jim/Doug.

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

Motion for conditional site plan/special use permit subject to all comments and further traffic review (follow up traffic studies) for additional uses. Tom/Clark

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

Thank you.

**3. Home Pro Exteriors SP – 26 Bahrenburg Rd. (40-1-34) # 75-16**

M. Hunt 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 20th day of September, 2017 at 7:30 p.m. or as soon thereafter as the matter can be heard that day on the application of Home Pro Exteriors Inc. for a site plan for commercial retail showroom space located at 24 Bahrenburg Road and being designated as Tax Map Section 40, Block 1, Lot 34 under Section 249-26.1 (B) of the Zoning Law of the Town of Wallkill. All parties of interest will be heard at said time and place. I rec'd his mailings.

E. Johnson Ernie Johnson, Fusco. This is the old red barn on Bahrenburg and they are proposing storage on the bottom and a showroom on the top. It's a 1.64 acre parcel.

G. Lake Motion to open this PH at 8:17 pm. Motion to close 8:18 pm. Bill/Jim 7 ayes. Any problem with Dick's comments?

E. Johnson We have addressed them. We sent a letter back 9/2/17.

R. McGoey Maybe it came in after I did the comments?

G. Lake You have the curb detail for the parking lot? (yes)  
The dumpster?

E. Johnson We have enlarged the dumpster to double. We have put in landscaping in front and curbing on the driveway all the way back on the side of the bldg.

G. Lake You heard the discussion on how big the trees need to be. how about the light fixtures – are they shining down?

E. Johnson shining down and there is a lighting detail on the new plans.

R. McGoey The landscape does not comply. The trees need to be 2.5 to 3 inch caliper. There has to be a mix of deciduous and evergreen in accordance with 249-100. Details of the HC ramp are not provided.

G. Lake The HC ramp – you have a 8.5% does that make ADA?



R. McGoey No, it does not. Is this septic or sewer?

E., Johnson There is sewer.

R. McGoey There is a sewer cleanout in the front and one in the back. You don't show where it connects to the Town sewer.

Najac Is there is ROW there?

G. Lake I'm not sure that is on the sewer there - it might be in the district but I don't know.

E. Johnson I don't remember seeing a manhole. We have a well right out front.

G. Lake we are not sure at this point. I'll go thru the board. Right now I'm recommending you clean this map up, especially on the HC.

D. Dulgarian There are a lot of comments here. Home pro is a remodeling business(yes). Windows, siding etc, are they around here now? They have a showroom (yes, on North St. )

G. Lake You do have sewer by the way.

D. Dulgarian Are they just retailing there, do they have their own trucks.

E. Johnson Yes, they are not keeping the trucks on the site. No large equipment on site. Just employee and customer parking. No outside storage will be put on the plan.

D. Dulgarian I would ask that there be notes on the plan that there is no outside storage, no construction equipment on site. It's a retail use we are approving. If the consensus is that they have to come back and clean up their HC and whatever else then maybe he can look into that as well.

G. Lake I think we are not going to act tonight. Check with your client to see all of this. WE want to see what it will look like, if it will be screened, etc. if he is going to put equipment on site we need to see it.

J. Keegan No issues with the use but I agree with Doug that there are too many questions that need to be answered.

B. Capozella I want to see the bldg. used. I wanted the outside storage addressed.

C. Najac want to make sure we get the detail on the sewer. I do believe he is in the district. Dick, you will make sure the lighting is ok?

R. McGoey I did not see any details for the lighting.

A. Guattery. No issue with the use. I would like to see the plan cleaned up before we approve it. ADA stuff, etc.

T. Hamilton I haven't heard what they are going to do with the outside of the building and the way it looks now. Is he going to reside it? What colors will he use bc it's very visible.

E Johnson He had an architectural drawing...Upstairs is showroom.

R. Mcgoey They show a HC ramp but no details.

E. Johnson When you first go in there is a landing when you go downstairs to the storage area. The 2<sup>nd</sup> floor is really not that much higher.

R. McGoey It's several feet above grade.

G. Lake We are going to table you tonight. There is a lot of little things to get done. Clean up the map and get back on worksession. Handicap ramps, parking lot etc. the PH is closed. We will put you back on for the 18<sup>th</sup> – do you waive the 62 day timeframe?(yes) Get back on a ws and come back on the 18<sup>th</sup>. Thank you. Motion to table for further action. Doug/Andy 7 ayes.

**4. 690 Rt. 211e SP REV. – Dollar Store Use (41-1-68.2) # 51-17**

S. Singh My name is Sukwindher Singh. There used to be a hair salon and store that have been closed for 6 months. I would like to open a dollar store over there. Front 2 units I will turn into one.

G. Lake They face Rt. 211 (yes) At the worksession we talked about several things that they have not been done on this site. We understand that you are the tenant and not the owner. I'll go thru the board and I am going to recommend that until the landlord cleans up what we have been asking him for 10 years that we recommend no c/o until those items are done.

S. Singh Dumpster is done...

G. Lake When they are all done we will check them. We have been told for 10 years they are on the way. It's not your fault.

S. Singh Here is the landscaping pictures. I make him hire somebody.  
If you see it will look like you will trust me.

G. Lake Motion for neg dec/part 3 EAF subject to all comments. Bill/Jim 7 ayes.  
Motion for site plan approval subject to same. Andy/Doug 7 ayes. Talk to  
Marylynn about procedure tomorrow.

**5. Dunning Hotel SP – 41 Dunning Rd. (50-2-4.32 & 6.1) #30-17**

R. Winglowitz I'm here for the applicant. (Assetz LLC) 104 room hotel, we  
were here in July for sketch. I have a more detailed design now for consideration  
and setting of PH. Dick's comments – the only thing we need is clarification on  
Mike Carrolls comments that they are looking for a traffic study on this.

R. Mcgoey We should discuss whether that railroad ROW if the Town has any  
interest in using that? The applicant was willing to entertain something.

G. Lake Is that not going to be a rail trail?

R. McGoey I don't know – I just don't want to overlook it.  
It crosses from Dunning to Schutt.

D. Dulgarian Then it goes to the road to the school and then East Main ST. but  
it's a 40' incline.

C Najac It goes all the way across Town out to 17M and Lou Ingrassia was  
looking at that and considering spending the money bc it's already there.

D. Dulgarian How do you get from A to B with East Main St?

G. Lake I'll talk to Eric Valentin about it. Between now and PH I'll do that.  
I'll start with Lou and then go to Mr. Valentin.

R. Winglowitz The Citizens Foundation was here in March and they had a  
session where they looked at opportunities and looked at East Main St. with the  
school being there and what could they do to promote pedestrian activity. One of  
the things they identified was turning the old railroad bed into a trail. You have  
the Baker project and all the other ones that front on Schutt and the backside is  
on the rail trail. It has potential to bring pedestrians and kids into school etc.  
without walking on the road. Feasibility is questionable but that was the concept.

D. Dulgarian I have a question. I'm guessing you are a hotel expert. At what point is the Town saturated with hotels? Obviously there are studies done?

R. Winglowitz Market analysis have been submitted to corporate and they are all aware of all the other ones that are being built or consideration.

G. Lake All the hotels are booked in full all the time.

R. Winglowitz LEGOLAND changes the dynamic as well.

D. Dulgarian My concerns are the that the sidewalks wont' go to nowhere – now they will connect. This touches on Schutt Rd?

R. Winglowitz Yes, the back side of the property. There is no access at this point. He may at a future date.

D. Dulgarian Send him to PH. The Stormwater is behind the bldg. I wish all the parking was not out in front.

J. Keegan it's a good spot for a hotel across from the Devitt property.

B. Capozella Town W&S so I would like to see a letter from the Supt. Saying we have the capability to handle it. We have a crosswalk on one side when you enter but if people walk out and onto the street I might want to see a crosswalk on the other side of the entrance. People coming in see the crosswalk and slow down. We have it on the left side. We have sidewalks on both sides and people will walk on both sides that is the theory behind it. On the right as you come in. Across the entrance as you come in.

R. Winglowitz You usually walk out on this side by the main lobby desk.

C. Najac I agree with Doug on the question of how many hotels we need. The only other comment is the traffic issue. We need a traffic study, you have two options coming out of there- a right or a left. If they make a right they end up on East Main St. in front of the other hotel. If they make a left they go up Dunning Rd. they go up to the bottle neck on Rt. 211. We need to figure out where we are going with our traffic.

A. Guattery I would like to see snow removal plans.

R. Winglowitz            on the landscape plan it shows the rock wall moved closer to the parking lot.

A. Guattery    I'm looking at the landscape plan and see none along the Honda Shop side where the SW retention is.

R. Winglowitz            There will be seeding and a vegetative buffer. We can add something.

A. Guattery            It would be nice to see something along the retention. As Doug has mentioned, we have the Stormwater in front of Tractor Supply. It does a great job and natural grasses do a great job but it looks like crap. It would be nice to plant and dress it up better. Signage – some low sign on the front and side of this? I would like to see some landscaping.

R. Winglowitz            The traffic – we would analyze this intersection and Dunning and east Main and Dunning and Schutt.

R. Mcgoey            The problem is on East Main St. the rest of the way down East Main St. – quick Chek, the bridge, etc.

R. Winglowitz            So quick Chek and East Main as well.

G. lake            Motion to set a PH for 10/18/17. Andy/Doug 7 ayes.

**6. WK Mechanical SP- (49-1-88) 21 Howells Rd. (#59-17)**

J. Fuller            John Fuller for the applicant . I have the owner here to speak on behalf of the company. It's an existing property about 2 ¼ acres on Howells Rd. there is an existing 2400 s.f. bldg which was Dyne Air for years. Last time an appl was before the board was 1997. At that time they were looking to do a 1000 s.f addn but it was never built. The bldg. has been there for 30 years, in good condition and WK Mech. Is looking to locate here from Monroe. Our proposal is they would like to propose a 4000 s.f addn to the rear of the existing bldg. make site improvements to accommodate the size of the bldg. to fit their needs. This is in the HC Zone and complies with the code. I rec'd Dick's comments and will make revisions.

Steve Conforti            My family has owned this since 1991. We have been in Monroe since 1945. We wanted to get more centralized with our customer base

and bought Dyne Air sheet metal from the previous owner in 2007. The intentions were to move our operation to Walkkill.

G. lake        You are heating, AC and sheet metal fabrication.

J. Fuller       We reviewed all the comments at the WS.

R. McGoey    Landscaping and storage container?

J. Fuller       Certainly landscaping and there is a storage container on site that will be removed.

G. Lake        Just do the landscaping as per 239-100. I'll go thru the board and then set the PH.

D. Dulgarian Glad to hear you are growing and want to call Walkkill your home. When you come back we can talk about wetlands...

J. Fuller    There are drainage swales that come off the mountainside. No wetlands. There are some vegetation that people equate with wetlands but no delineated wetlands.

D Dulgarian    You are by 5L and Monaco?

J. Fuller    On the aerial map you can see them. They are both uphill here. There is actually in the contour suggested survey there is a drainage swale that has been carved out for years. We will be grading to the rear and will have to regrade the swale.

D Dulgarian    I want to see EHow that will be done and how the run-off will be. It can't be made worse than what is there now. Landscaping is important. Outside storage – trucks are they inside or out? Show them on the plan. Same with pallets, reels, etc. We don't want to see pallets outside. Either a fenced in area or show them inside.

J. Keegan       The outdoor storage trailer will be removed? (yes) Good Luck.

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PB minutes

C Najac      Are you going to have a scrap steel hopper? (sure) will that be small to be put in the regular garbage or a 40 yarder that gets picked up? Will it need to be covered as well.

J. Fuller      There is currently a 40 yard container. We will show on the plans.

G. Lake      Ok motion to set a PH on 10/18/17. Bill/Andy 7 ayes. Return to worksession.

MOTION TO ADJOURN.