

Motion by James Driscoll, seconded by Ben Dombal to close the Public Hearing.

All voting members voted yes.

MOTION CARRIED

MHE Principal Patrick Hines said that there were no outstanding comments.

Motion by John Neiger, seconded by Richard Onorati II to re-affirm the Negative Declaration under SEQR.

All voting members voted yes

MOTION CARRIED

Motion by Ben Dombal, seconded by James Driscoll for Conditional Final Approval.

All voting members voted yes

MOTION CARRIED

Conditions Being:

1. Payment of any outstanding review fees.

Ridgebury Farms / SBL# 21-1-2.11 & 2.15 / AR-Agricultural Residential Zone / 8-Lot Subdivision / Guinea Hill Road

The Certified Return Receipts were collected and recorded. The Public Hearing Notice was read as it appeared in the Times Herald Record.

Motion by Daniel Long, seconded by John Neiger to open the Public Hearing.

All voting members voted yes

MOTION CARRIED

Mr. Jay Samuelson from Engineering Properties representing his client Mr. Wolpert approached the board and gave a brief overview of the proposed eight lot subdivision; explained the sizes of the lots and the proposed town road.

Chairperson Parsons asked for any question or comments from the public.

- Jeroline Benton – asked to see the map showing the layout of the lots which was provided for her to see.
- Dorothy Marshall – asked how big the lots were.

September 14, 2016 / Page 3

- Michael O Dougherty –What is there to protect us from not being another Bloomingburg or Pine Bush?
- Mark Whalen – (Email received earlier in the day) asked about the kind of homes that were going to be built and who the builder is going to be.

All questions were addressed, and Mr. O Dougherty was shown on the map a note stating “no further subdivision” of the lots.

There were no other comments from the public.

MHE Engineering comments discussed as follows:

1. Note 12 on Sheet 0-100 should be modified tree clearing limitations for protection of the 2 Bat species are between Nov.1st and April 1st, note identifies October 1st.
2. Bonding for roadway improvements and stormwater management facilities will be required.
3. A NYSDEC stormwater SPDES permit will be required.
4. Planning Board should review lots 2 & 3 lot line change with regard to the stone wall referenced in the County Planning comments.
5. Maintenance agreement for common driveway serving lots 5&6 and a requirement that lot 8 operate and maintain a stormwater management facilities with the ability of the town to do so if lot 8 does not must be provided for David Bavoso’s office to review.
6. Sheet S2 note 14 should be reworded to identify no further subdivision of any of the lots in the subdivision. The flag lots are specifically prohibited from being subdivided by code; however this note restricts any further subdivision of the lots.
7. Blanket cross grading easements will be required as grading outside proposed right of way is required for construction of all lots.
8. Note 9-General notes should require submission of an as Built survey and certification to the code enforcement officer prior to issuance of a Certificate of Occupancy.

Discussion on comment number 4 and Mr. Samuelson explained that when it was designed they originally kept the lot line to run along the stonewall but it would not meet the length to width requirements of the zoning that is why it was designed this way.

Motion by Kenneth Kyle, seconded by Richard Onorati II to close the Public Hearing.

All voting members voted yes

MOTION CARRIED

Motion by Daniel Long, seconded by John Neiger for a Negative Declaration under SEQR.

All voting members voted yes

MOTION CARRIED

Motion by James Driscoll seconded by Daniel Long for Conditional Final Approval.

All voting members voted yes

MOTION CARRIED

Conditions being:

1. Payment of any outstanding review fees.
2. Certification that iron rods have been set at all property corners and that monuments have been set along the right of way. Plans should show monuments to be set at all angle and tangent points along the right of way.
3. MHE Engineering comments 1, 2, 3, 4, 6, 7 and 8 dated 14 September 2016 to be addressed and signed off by MHE Principal Patrick Hines.
4. MHE Engineering comment # 5 dated 14 September 2016, the Maintenance Agreement to be reviewed and approved by David Bavoso.

II. INFORMAL

Rte. 6 Express / SBL# 11-1-30.2 / Rte. 6 / Amended Site Plan / TC – Town Commercial Zone

Mr. Steven DeWinter approached the board representing his client. Mr. DeWinter explained that his client is proposing to add a gravel pickup and drop off point of vehicles for the proposed U-Haul business on the already existing gas station and convenience store site.

MHE Engineering comments reviewed and discussed as follows:

1. Location of the subsurface sanitary sewer disposal system should be clearly depicted on the plans.
2. Screening of the proposed U-Haul storage area should be addressed based on previous Planning Board comments.
3. Lot coverage numbers should be clarified on the plans. Definition of lot surface coverage includes all parking areas regardless of the surface.
4. Plans should address the seating for eating and drinking within the facility.

September 14, 2016 / Page 5

5. The Planning Board should review the 2 dumpsters identified on the plans and determine whether a dumpster enclosure should be provided on the site.
6. Plans should be submitted to the NYSDOT as portions of the project are located within the DOT right of way.
7. County Planning referral is required.

Discussion on the lot coverage and MHE Patrick Hines will take a look at the site.

Board Member Richard Onorati was concerned about the truck turn around progress around the site, a small turning radius. Is it possible to limit the size of the truck or trailer to 20 feet? Patrick Hines asked for a note on the plans saying about a maximum 10 vehicles on site where the u-hauls are to be stored.

Board Member Kenneth Kyle asked about note # 4 and how many tables; is there a public bathroom? A Note on the plans is going to be added to the plans to limit five tables / twenty-(20) seats.

Board Member James Driscoll asked about the parking in the state highway and how many were there.

Board Member Daniel Long also asked about the parking in the NYSDOT property. It was discussed that once they submitted to the NYSDOT they may have some comments with regards to this.

REGULAR BUSINESS

Faith Reformed Church / SBL# 18-1-117 / US Rte. 6 / Site Plan / TC-Town Commercial Zone

Reverend Potgieter gave a brief overview of where they were in the review process. The only outstanding issue was the NYSDOT, they have since received an approval letter dated 9/7/16.

MHE Engineering comments discussed as follows:

1. NYSDOT has issued an approval letter dated 7 September 2016 with regard to the subject project.
2. Site notes have been added restricting the use of the site to 15 events per year and that any temporary rest room facilities will be removed from the site within 48 hours of the end of any event.
3. The parking lot is identified as constructed of recycled asphalt pavement material with the exception of the handicap parking areas

which must be paved. All drainage is directed to the 2 catch basins which exist at the access road.

Motion by Kenneth Kyle, seconded by James Driscoll for Conditional Final Approval.

All voting members voted yes

MOTION CARRIED

Conditions being:

1. Payment of any outstanding review fees

III. OTHER BUSINESS

Approval of Minutes for October 14, 2015 October 28, 2015 and July 27, 2016

Motion by Richard Onorati II, seconded by Kenneth Kyle to approve the minutes from October 14, 2015, October 28, 2015 and July 27, 2016 as submitted.

All voting members voted yes

MOTION CARRIED

Motion by Kenneth Kyle, seconded by John Neiger to adjourn the meeting.

All voting members voted yes

MOTION CARRIED

The September 14, 2016 Town of Wawayanda Planning Board meeting was adjourned at 8:13 P.M.

Respectfully Submitted

Patricia Battiato
Secretary to Planning