

2. A lot consolidation is proposed and is required to be accomplished prior to the Planning Board signing any amended site plan.
3. The amount of diesel fuel located on the site as depicted in the tanks exceeds the NYSDEC requirements for petroleum bulk storage permits. The petroleum bulk storage permit should be applied for or copy of said permit provided.
4. Water supply and utilities to each structure should be depicted as they exist.
5. Coordination with Orange County Planning and NYSDOT will be required.

It was discussed that the applicant needed to go to the Zoning Board of Appeals, and the following motion was made:

Motion by Barbara Parsons, seconded by Daniel Long to refer Pool City to the ZBA.

All voting members voted yes

MOTION CARRIED

II. REGULAR AGENDA

Triple R Holdings / SBL# 18-2-6.2 / US Rte. 6 / TC-Town Commercial Zone / Amended Site Plan

Mr. Ramon Gonzales, applicant approached the board and it was discussed that we have received all comments for outside agencies per the MHE comments discussed below:

1. Information has been received from Orange County Planning identifying a local determination and NYSDOT which identified no concerns for Lead Agency. NYSDOT comment does state that any work within the right of way will require a Highway Work Permit; however no modifications to the access drive is proposed.
2. Based on receipt of the comments from the outside agencies, this office takes no exception to the Planning Board granting a Negative Declaration.
3. Planning Board should discuss whether to hold a Public Hearing on the project or to waive requirements of a Public Hearing based on no new construction proposed.

The Public Hearing had been previously waived.

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

All voting members voted yes

MOTION CARRIED

Mr. Gonzales asked of for approval.

Motion by Daniel Long, seconded by John Neiger for Conditional Final Approval

All voting members voted yes

MOTION CARRIED

Conditions being:

1. Payment of any outstanding review fees.

Sautter / SBL# 22-1-3.1/ AR-Agricultural Residential Zone / Reiss Road / 4 Lot Subdivision

It was discussed that this four lot subdivision would result in only one lot being created.

MHE Engineering comments discussed as follows:

1. Similar to the previous subdivision this Board reviewed on Reiss Road that a portion of this project is located in the Town of Greenville. Appropriate notes and language acceptable to David Bavoso's office as well as coordination with the Town of Greenville Planning Board is required. It is noted that this is the northerly most portion of lot 4.
2. Witnessing of deep test and percolation tests for subsurface sanitation sewer disposal system on lot 2 are required.
3. Highway Superintendent's comments regarding proposed and existing driveway locations as well as lot lines which are proposed to jog around existing structures at the right of way of Reiss Road should be received.
4. Portions of lot 3 are located on either side of the existing Reiss Road. Appropriate notes pertaining to the connection of these and the fact that the

portion of lot 3 located on the west side of Reiss Road must remain as part of the portion of the lot on the east side of Reiss Road without resubmission to the Planning Board for review.

5. Our previous comment regarding Building Code compliance with construction of the residential structure attached to the existing barn should be re-noted. This must be addressed with the Building Department upon filing for a Building Permit application.
6. A tree clearing limit has been imposed due to the potential habitat for protected bat species.
7. A north arrow should be added to all plan sheets for a reference.
8. Submission to County Planning is required due to proximity to municipal boundary.

Once updated maps are received with the noted changes requested above, the secretary will send to O.C. Planning Department for their review. Place on the October 11 2017 agenda to schedule a public hearing.

DeBlock / SBL# 12-1-18.1 / MC-Mixed Commercial and SR-Suburban Residential Zone / Seward Rd, Rte. 6 and DeBlock Road / Set Public Hearing

Letter received from Thomas and Melody DeBlock requesting to set a public hearing for October 11, 2017.

Motion by Daniel Long, seconded by Ben Dombal to set a Public Hearing of October 11, 2017.

All voting members voted yes

MOTION CARRIED

III. OTHER BUSINESS

Approval of Minutes: June 28, July 12, July 26 and August 9

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Motion by Daniel Long, seconded by Richard Onorati, II to approve the Minutes for June 28, July 12, July 26 and August 9, 2017

All voting members voted yes

MOTION CARRIED

Motion by Kenneth Kyle, seconded by Richard Onorati, II to adjourn the September 13, 2017 Planning Board meeting.

All voting members voted yes

MOTION CARRIED

The September 13, 2017 Town of Wawayanda Planning Board meeting was adjourned at 7:48 P.M.

Respectfully Submitted,

Patricia Battiato
Secretary to Planning