

Town of Wawayanda PLANNING BOARD
May 24, 2017 / 7:30 P.M.

Members Present:

Members Present: **Barbara Parsons, Chairperson**
Ben Dombal
James Driscoll
Kenneth Kyle
Daniel Long
John Neiger
Richard Onorati, Deputy Chairman

Consultant(s) Present:
Wm Bavoso, Attorney
Patrick Hines, MHE Principal

Recording Secretary:
Patricia Battiato

The May 24, 2017 Town of Wawayanda Planning Board meeting was called to order by Chairperson Barbara Parsons at 7:30 P.M.

I. INFORMAL

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

Tim Gottlieb approached the board and gave a brief overview of the proposed four lot subdivision. Mr. Gottlieb explained that lot 1 is a proposed 22.38 acre parcel and will contain the existing single family residence, horse barns and sheds. The lot has an existing well and sewage disposal system. Lot # 2 is a proposed 8.29 acre parcel and will contain a proposed new single family dwelling which will be attached to the existing barn. There is an existing well on that parcel that will be used for the new residence. Preliminary soils tests have been conducted for the design of a sewage disposal system to service the proposed residence.

Lot # 3 is a proposed 30.35 acre parcel and will contain the existing single family residence, garage and several farm outbuildings. Sanitary services are provided by an existing well and sewage disposal system. Lot 4 is a proposed vacant 54.72 acre parcel that is not slated for development.

Board Member Dan Long asked if there were any future plans for the development of lot 4, and Mr. Gottlieb said, not by the Sautter's.

MHE Engineering comments discussed as follows:

1. Proposed lot # 4 contains land in the Town of Greenville. This project should be addressed similar to the previous project which also contained a non-buildable piece of land in the adjoining municipality.
2. A proposed single family residence is identified as to be attached to the barn. Building Code issues may present attaching the residential structure to the existing barn.
3. Lot No. 2 will require the design of a subsurface sanitary sewer disposal system. Soil testing for subsurface sanitary sewer disposal system must be witnessed by a representative of the Town of Wawayanda.
4. All lots must have the location of the existing subsurface sanitary sewer disposal systems identified on the plans.
5. Specific waiver will be required for information not shown on the large lot subdivision. Topography should be depicted in the area of any proposed development on the large lot subdivision. It is recommended that the Planning Board address a waiver for topography on the larger parcels.
6. Highway Superintendents comments regarding driveway locations should be received.
7. The plan identifies tow Lot 3's which should be addressed. The subdivision appears to create a "natural subdivision" between with side of Reiss Road. David Bavoso's comment's regarding the proposal to have Lot 3 spans the proposed roadway should be received.
8. The plans should address whether a dedication strip is proposed.

Discussion on Lot # 3 and whether they can continue that lot across the street (the road makes it a natural subdivision) and our code defines that as a natural subdivision. Attorney Bavoso will look into this for us.

II. REGULAR BUSINESS

LeBlanc / SBL# 22-1-89.21 & 89.22/ South Plan Road / AR-Agricultural Residential Zone

Mr. David LeBlanc approached the board and gave a brief overview of the changes to the map since his last submission. He explained that he met with Patrick Hines and they went over the plans.

The following MHE Engineering comments were discussed:

1. The Applicant had attended a work shop meeting regarding the subdivision held at my office. An evaluation of the Applicant's desire to subdivide the property and an analysis of the permitted zoning was undertaken at the meeting. The project has been reduced to a 3 lot subdivision. It is noted that 2 lots currently exist and 3 lots will result from the subdivision.
2. A private driveway access and maintenance agreement which takes into account the potential for a future roadway being constructed between proposed lots 1 and 2 must be submitted for David Bavoso's review
3. Subsurface sanitary sewer disposal systems for Lot 1 and 2 must be designed. Representatives from the Town of Wawayanda must witness the soil testing.
4. Highway Superintendents comments on the proposed common driveway/future private road should be received.

Motion by Daniel Long, seconded by Kenneth Kyle for the Board to act as Lead Agency.

All voting members voted yes

Motion Carried

Motion by Dames Driscoll, seconded by John Neiger to set a Public Hearing for June 14, 2017

All voting members voted yes

Motion Carried

84 Quick Stop – SBL# 6-1-76.12 / MC-2 Mixed Commercial Zone / Rte. 17M / Amended Site Plan

John Fuller Engineer was present representing his client and the following MHE Engineering comments were reviewed:

1. A Stormwater Prevention Pollution Plan must be submitted.
2. Approval from NYSDOT regarding highway access must be addressed.
3. Health Department review of the plans is required.
4. Orange County Planning Review is required.
5. The Applicants have addressed the other details requested in our 11 April 2017 comment letter.
6. Pursuant to the discussions at the previous Planning Board meeting a pre-manufactured modular bus shelter has been added to the plans to accommodate the commuter parking use which occurs on the site.

7. Once the Stormwater Prevention Pollution Plan has been submitted, plans can be submitted to the Orange County Planning Department for review.
8. Landscape Architects comments should be received. It is recommended that the parking along the south property line be broken up with some form of landscaping currently 30 parking spaces are proposed all in one row.
9. The Applicant's representatives have added a wooden guiderail to define the parking areas.
10. The Applicants are asked to confirm that fueling will not occur on the north and the south end of the diesel fuel canopy. It has been previously discussed that the vehicles utilize duel pumps to fill saddle tanks as depicted in 3 locations.
11. The Planning Board should address the architectural features of the updated structure.

Mr. Fuller said that they sent the stormwater report to OC Planning and submitted on for Patrick Hines tonight. The secretary explained that, they as a board need one for the file as well.

Motion by Richard Onorati, II seconded by John Neiger to set a Public Hearing for June 14, 2017

All voting members voted yes

Motion Carried

III. OTHER BUSINESS

Approval of Minutes for April 26, 2017

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Motion by Daniel Long, seconded by Richard Onorati to approve the April 26, 2017 Minutes as submitted

All voting members voted yes

Motion Carried

The Town of Wawayanda May 24, 2017 Planning Board meeting was adjourned at 8:06 by Chairperson Barbara Parson's

Respectively Submitted,

Patricia Battiato
Secretary to Planning