

Town of Wawayanda PLANNING BOARD
October 12, 2011

Members Present: **Barbra Parsons, Chairperson**
Ben Dombal
James Driscoll
Mary Markiewicz
John Neiger
Richard Onorati, II

Members Absent: Daniel Long

Consultants Present:
William Bavoso, Esq.
Patrick Hines, Esq.

Recording Secretary:
Patricia Battiato

The Town of Wawayanda October 12, 2011 Planning Board meeting was called to order by the Chairperson Barbara Parsons at 7:30 p.m. with the Pledge to the flag.

I. INFORMAL

Slate Hill Discount Beverage / Rte. 6 / SBL# 15-1-1.21 / TC- Town Commercial Zone

Mr. James Ullrich was present representing the applicant, Mr. David LeBlanc. Previously the site of Janie's Sunoco and Convenience Store, the building has since been taken down, to be replaced in the exact footprints, and a Phase II building for storage is being proposed.

The following MHE comments were discussed:

1. Previously proposed plans identify the existing subsurface sanitary disposal system in a different location than currently depicted on the plans. The applicant's representative is requested to provide data supporting location of the septic system within Orange and Rockland right-of-way. Concrete tanks and manholes were depicted on

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previous plans not shown on current plans. This information should be depicted.

2. Existing and proposed pavement should be shown as applicable. New pavement and pavement to remain should be depicted.
3. Bill Bavoso's comments regarding the continued substandard front yard setback of 1.2 feet for the addition should be received consistent with previous Zoning Board determination that no increase in non-conformity will exist.
4. Site development details should be provided on subsequent plans including pavement details, curb and sidewalk details, landscape planting and details, site lighting plans and details, erosion and sediment control, handicap signage, parking lot striping, dumpster enclosure, etc.
5. Location of the diesel fuel island should be coordinated with potential traffic conflict should large vehicles access the diesel fuel island. Considerate relocation of the diesel fuel dispensers to another portion of the site. An evaluation of whether the diesel fuel filling system could be located on the opposite side of the McBride Road entrance in the area identified as existing pavement could be removed. This should be evaluated for vehicle access during fueling.
6. Information pertaining to the activities within the Orange and Rockland easement should be provided.
7. NYSDOT and County Planning review of the project is required.
8. Previous plans had substantial landscaping on the southeast portion of the site. A large quantity of white pine trees are identified along the railroad right-of-way. Town's landscape architect should review the plans with regard to providing a mix of species and providing landscaping along the southeast portion of the property as well as along the westerly building access areas and the northerly portion identifies as convenience store.

Board Member Mary Markiewicz asked about the nature of the business as it says mini mart, but the title is discount beverage. Mr. David Leblanc, owner responded that his thoughts were to sell more volume of beer, alcohol and soda at somewhat of a discounted price.

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Briefly discussed the location of the diesel fuel pump, and it was suggested to possibly relocate the diesel pump. The concern was due to the possibility of a 55 foot long truck coming in for fuel and completely blocking the area.

Motion by **Barbara Parsons**, seconded by John Neiger to refer this applicant to the Zoning Board of Appeals for the front yard setback on the Phase II building. **All voting members voted yes. Motion – Carried**

II. REGULAR BUSINESS

Brookfield Resource / SBL# 1-1- 52.1 and 6-1-3.2 / MC-Mixed Commercial Zone / Dolsontown Road

The following motion was made:

Motion by **Mary Markiewicz**, seconded by **James Driscoll**, that the resolution of the Planning Board of the Town of Wawayanda Orange County, New York, determining that the Draft Environmental Impact Statement dated October the 12th, 2011 prepared on the application of the Brookfield Resource Management LLC under the town's zoning law, is complete under the requirements of the State Environmental Quality Review Act. Whereupon the Planning Board of the Town of Wawayanda, Orange County, New York, has undertaken a complete review of the first Draft Environmental Impact Statement dated July 20th, 2010 and determined whether the document is acceptable for Purposes of commencing public review, and

Whereas that after such review, the applicant submitted subsequent Draft Environmental Impact Statements for review to determine whether the document is acceptable for the purpose of commencing public review and

Whereas the Planning Board previously named itself as lead agency on June the 25th 2008, for SEQRA review of the Brookfield Resource Management, LLC application, and

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Whereas the Planning board previously adopted a positive declaration of significance dated October 8th, 2008 requiring the preparation of a Draft Environmental Impact Statement, and

Whereas the Planning Board of the Town of Wawayanda has completed and reviewed the proposed Draft Environmental Impact Statement dated October 12, 2011 for purposes of completeness, and now

Therefore be it hereby resolved that the Planning Board of the Town of Wawayanda determined that the Draft Environmental Impact Statement document dated October 12, 2011 prepared on the application of Brookfield Resource Management LLC, is complete under requirements of SEQRA and has now provided a final written Draft Environmental Impact Statement subject to the additions/corrections discussed at the Planning Board meeting of October 12, 2011.

All voting members voted yes. Motion – Carried

A Public Hearing date of December 14, 2011 was established with the acknowledgement of the applicants that, the date exceeds the statutory time frame. Then there is a ten day written time frame which brings you to Christmas Eve, which is a Saturday. After discussing the dates and how they fall around the Holidays the applicant's representative, Mr. Ullrich, has agreed to extend the time frame for the written comment period until the January 11th, 2012 meeting date.

Motion by **Barbara Parsons**, seconded by **John Neiger** to set the Public Hearing for the Draft Environmental Impact Statement for December 14, 2011.

All voting members voted yes Motion – Carried

Motion by **Barbara Parsons**, seconded by **Richard Onorati II** to establish the date for the public comment period to end on the 11th of January 2012.

All voting members voted yes Motion – Carried

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A transcript of this portion of the meeting is attached to the minutes. A verbatim transcript was prepared by a professional stenographer and will be kept on file in the Planning Boards office. A copy can be obtained at the Town Clerks office.

Motion by **Richard Onorati**, seconded by **Daniel Long** to adjourn the meeting.
All voting members voted yes Motion - Carried

The October 12, 2011 Town of Wawayanda Planning Board Regular Meeting was adjourned at 8:29 p.m.

Respectively Submitted,

Patricia Battiato
Secretary to Planning