

Town of Wawayanda PLANNING BOARD
January 9, 2019 / 7:30 P.M.

Members Present: **Barbara Parsons, Chairperson**

Ben Dombal

James Driscoll

Kenneth Kyle

Daniel Long

John Neiger

Richard Onorati, II Deputy Chairperson

Consultants Present:

David Bavoso, Esquire

Patrick Hines, MHE Principal

Recording Secretary:

Patricia Battiato

The January 9, 2019 Town of Wawayanda Planning Board meeting was called to order at 7:30 P.M. by Chairperson Barbara Parsons with the Pledge to the Flag.

I. INFORMAL

**PENTECOSTAL ASSEMBLIES / SBL# 22-1-15 / US Rte. 6 / Amended
Site Plan / AR-Agricultural Residential Zone**

The applicant approached the board and explained that they are planning on buying the building and changing the use from a Daycare to a Church.

Patrick Hines, MHE Principal explained that this was a preliminary review of the application and he had the following comments:

1. The project proposes a change of use from a Day Care Center to a Place of Worship. The use is identified as a Special Use in the AR Zone. Site Plan and Special Use Approval is required for the change of

use. Plans complying with the Site Plan /Special Use checklist must be prepared for the site.

2. The existing lot is identified as a 1.1 acre. A survey map may identify additional Bulk Table issues. Zoning Board of Appeals application for the proposed change of use on the 1.1-acre lot is required. It is recommended the Applicant determine if relief from any other bulk requirements are necessary prior to applying to the Zoning Board of Appeals.
3. The narrative report submitted should identify the number of people that will occupy the site. This will assist the Board in evaluating impacts associated with water and sewer use, parking and other factors the Board may consider in its review.
4. The EAF submitted is an older form, the EAF's should be filled out from the NYSDEC interactive website to provide site specific data.

Patrick Hines advised to do the survey first to see if they meet all requirements before coming back to be referred to the ZBA. Right now, it's a 2-acre minimum, have the survey done to make sure all setbacks work.

II. REGULAR BUSINESS

ADS PROPERTIES (Sheeley's Car Wash) / SBL# 4-1-35.2 / Dolsontown Road / Amended Site Plan / MC-1 Mixed Commercial Zone

MHE Engineering comments discussed as follows:

1. Comments from the September Planning Board meeting continue to be valid. Applicant is returning to the Board to update status of the project with regard to ZBA variances.
2. Additional review will be undertaken upon receipt of plans addressing previous comments and site developments details.

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The applicant has been to the ZBA for their variance and it was granted for the additional entrance. The traffic study is in the process of being done by Creighton Manning.

Board Member Daniel long asked for a brief update again as to the proposal of the application, and it was explained, an addition entrance, 2 new Kiosks, 2 new washes, and some additional parking spaces. A discussion took place.

MIEDEMA COMMERCIAL SOLAR / SBL# 22-1-2.1 / S. Centerville Road /AR-Agricultural Residential Zone

It was discussed with Lindsey McIntyre of Borrego Solar representing this application that they had been in contact with the new owners that bought the horse farm with regards to the neighbors wishing to have additional screening along the property line. Ms. McIntyre said that she spoke with the neighbor and they had gone back to the drawing board and put together a plan that she and her husband are ok with, she is not here tonight but I do have a text message saying so. Chairperson Parsons asked for a copy of the message for the files. 102 Blue Spruce trees 5-7 feet tall was what they had agreed to.

MHE Engineering comments discussed as follows:

1. The project is before the Board for approval. David Bavoso's office has prepared an approval resolution identifying conditions. The Planning Board may wish to add a condition that a sign off from the Town's landscape architect consultant be received

Additionally, conditions were discussed for Approval.

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

All voting members voted yes

MOTION-CARRIED

Conditions being as follows:

1. Approval of PILOT Agreement between the applicant and the Town Board of the Town of Wawayanda.
2. The applicant posting the requisite decommissioning bond with the Town of Wawayanda.
3. Receipt by the Planning Board of all necessary permits from outside agencies including, but not limited to, the New York State Department of Conservation and the New York State Energy Research and Development Authority.
4. Payment of all outstanding fees due to the Planning Board.
5. Any other conditions the Planning Board of the Town of Wawayanda deems appropriate.
6. Approval of the proposed landscaping plan by the Landscape Architect of the Town of Wawayanda.

Attorney Bavoso will revise the Resolution and forward to the secretary tomorrow for filing.

Dean & Barbara Ford / Solar Array / SBL# 25-1-16.21 / AB – Agricultural Business Zone / Co. Rt. 12 / On for Public Hearing 1/23/19

Dean & Steven Ford / Solar Array / SBL# 27-1-11 / AB – Agricultural Business Zone / Co. Rt. 12 / On for Public Hearing 1/23/19

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Motion by John Neiger, seconded by Daniel Long to adjourn the meeting.

All voting members voted yes

MOTION-CARRIED

The January 9, 2019 Town of Wawayanda Planning Board Meeting was adjourned at 7:55 P.M.

Respectfully Submitted,

Patricia Battiato
Secretary to Planning