

**Town of Wawayanda PLANNING BOARD
June 26, 2019 / 7:30 P.M.**

Members Present: **Richard Onorati II, Deputy Chairman**
Ben Dombal
James Driscoll
Kenneth Kyle
John Neiger

Members Absent:
Barbara Parsons (Due to illness)
Daniel Long

The June 26, 2019 Town of Wawayanda Planning Board meeting was called to order at 7:30 P.M. by Deputy Chairman Richard Onorati.

I. PUBLIC HEARING

**Contractors Sales Co / SBL# 1-1-64.1 / MC-1 Mixed Commercial Zone /
Dolsontown 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 Ben Dombal, seconded by John Neiger to open the Public Hearing.

All voting members voted yes

MOTION - CARRIED

Deputy Chairman asked for any comments from the public. There were none.

Motion by James Driscoll, seconded by John Neiger to close the Public Hearing.

All voting members voted yes

MOTION - CARRIED

MHE Patrick Hines went through the comments from Orange County Planning And they have left it to local determination, septic system leach field area has since been depicted on the plans, and the Highway Superintendent did not have any concerns relocating the driveway.

MHE Engineering comments were discussed as follows:

1. Status of Orange County Planning review should be evaluated.

2. The undersigned has had discussion regarding the access with the Highway Superintendent. The Highway Superintendent did not identify any concerns regarding relocation of the access drive.
3. If no substantive comments are received during the Public Hearing this office would recommend a Negative Declaration and Final Approval conditioned on payment of fees.

Deputy Chairman Onorati asked if the board any questions on this, and there were none.

Motion by John Neiger, seconded by James Driscoll for a Negative Declaration under SEQR.

All Voting Members voted yes

MOTION – CARRIED

Motion by John Neiger, seconded by Ben Dombal for Conditional Final Approval.

All Voting Members voted yes

MOTION – CARRIED

Conditions being:

1. Payment of any outstanding review fees

II. INFORMAL

Aden Brook / SBL# 11-1-34.31 & 32.33 (Shapiro Property) US Rte. 6 / Site Plan

Mr. James Ullrich approached the board with Mr. Neil Fitzpatrick, who is in contract to purchase the Howard Shaprio properties, and Mr. RJ Smith, Realtor.

Mr. Ullrich explained that Mr. Fitzpatrick, once he closes on the property, he proposes to clean up the site, he is a significant Hay Farmer and Broker Nationwide, operates also in Colorado and Canada. He wants to clean it up, come back into compliance, get back into production; reclaim the mined-out areas of the gravel pit and get it back into hay production. Some additional items of discussion were;
Storm Water status, status of the Contractor yard, landscaping never completed in front, the micro pool ponds and the status of those, the construction permit that is still active and that it needs to be closed out.

Mr. Ullrich continued, we have to clean some things up, and then Mr. Fitzpatrick wants to move forward. We would come back for a change of use, he has a significant trucking operation so we want this to be a trailer, inspection and repair facility, so we are going to come back, it's a permitted use, subject to site plan approval.

MHE Patrick Hines also questioned a conversation with RJ Smith, about a potential change and to utilize the site temporary for Medline trailers; Mr. Hines explained that doesn't fly under the Contractor Yard Approval based on the definition. That would not be allowed under the Contractor Yard approval. Its an allowed use in the zone, and would need site plan approval.

Additional items discussed were the TC-MC Zones on the parcel, the acre's in the Contractor Yard, the entrances on Hoops Road, Mr. Fitzpatrick's other properties, the existing buildings on site, etc.

III. OTHER BUSINESS

Approval of Minutes for February 13 and February 27, 2019

Motion by Kenneth Kyle, seconded by Ben Dombal to approve minutes from February 13, 2019 and February 27, 2019 as submitted

All voting members voted yes

MOTION-CARRIED

The June 26, 2019 Town of Wawayanda Planning Board meeting was adjourned at 7:58 P.M.

Respectfully Submitted,

Patricia Battiato
Secretary to Planning

