

Town of Wawayanda PLANNING BOARD
September 11, 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

Consultants Present:
David Bavoso, Attorney

The September 11, 2019 Town of Wawayanda Planning Board meeting was called to order by Deputy Chairman Richard Onorati at 7:30 P.M. with the Pledge to the Flag.

I. PUBLIC HEARING

United Martial Arts / SBL# 8-1-23 / MC-2 Mixed Commercial Zone / Rte. 17M / Amended Site Plan

Mr. Edward Cirafella approached the board and explained his request.

The Certified Return Receipts were collected and recorded. The Public Hearing Notice was read as it appeared in the Times Herald Record.

Motion by John Neiger, seconded by Kenneth Kyle to open the Public Hearing.

All voting members voted yes

MOTION-CARRIED

Mr. Philip Kelder asked if there were to be any improvements included in this or simply allowing parking. **Mr. Cirafella** explained about there will be a back gate across the property so there will not be an exit back of the property.

There were no other comments or questions from the public.

Motion by James Driscoll, seconded by Ben Dombal to close the Public Hearing.

All voting members voted yes **MOTION-CARRIED**

Motion by Kenneth Kyle, seconded by John Neiger for a Negative Declaration under SEQR.

All voting members voted yes **MOTION – CARRIED**

Motion by James Driscoll, seconded by John Neiger for Conditional Final Approval.

All voting members voted yes **MOTION – CARRIED**

Conditions being:

1. Payment of any outstanding review fees
2. The access drive, which exists between this site and Bigert Drive is to be closed and a gate is to be shown on the plans acceptable to MHE Patrick Hines sign off.
3. Recycled asphalt is to be shown on the plans for the parking area and acceptable to MHE Patrick Hines signoff.

II. INFORMAL

**Simon Business Park / SBL# 6-1-107 / 3 Lot Commercial Subdivision/
Dolsontown Road**

Mr. Chris Rainato from Kirk Rothers office approached the board and explained that the board may recall that this property was the subject of an

8-lot commercial subdivision application in 2006 which ultimately lead to a preliminary approval. We continued to seek extension of the preliminary approval through 2011, after which the approval was left to expire.

The current commercial real estate market seeks larger footprint warehouse-distribution space and the prior design, with multiple small lots and multiple small building pads, is no longer viable. To accommodate the current demand for warehouse-distribution space the proposal now seeks to subdivide the 68-acre parcel into three lots instead.

Lot 1, situated at the corner of Caskey Road and Dolsontown Road, is largely controlled by the shape for the existing property lines. It is depicted as it was on the prior application. The remaining land is proposed to be subdivided into one five-acre lot, housing up to 50,000 square feet of warehouse-distribution space, and the remaining 60-acre lot, a substantial portion of which is wetlands, would house up to 220,000 square feet of warehouse-distribution space. The proposed town road cul-de-sac is eliminated and each lot has direct frontage on Dolsontown Road. Each property would have its own sewer and water service to the existing facilities located on Dolsontown Road. There are no disturbances to any on-site wetlands or water courses.

MHE Engineering comments were discussed as follows:

1. Federal Jurisdictional Wetlands depicted on the plans are identified as being flagged in 2006. Jurisdictional Determinations are only valid for a period of ten years. Wetlands should be re-flagged on the site and verified.
2. NYSDEC has taken jurisdiction over some of the wetlands in the project area. Project should be submitted to DEC to determine if the wetlands on the site are subject to NYSDEC jurisdiction.
3. Sight distance at each of the proposed access drives should be identified.

4. It is noted that the proposed Lot 1& 2 do not contain any conceptual Stormwater Management areas. It is unclear how Lot #1 & 2 would drain through proposed Lot #3. Consideration for drainage easements may be required.
5. The location of the water main in Dolsontown Road should be depicted.
6. Bulk Table for each of the proposed lots should be identified.
7. Building coverage in the Bulk Table should be revised as appropriate.
8. Monhagen Brook is a 303D Watershed area. Additional stormwater treatment will be required for discharge to Monhagen Brook.

III. REGULAR BUSINESS

Dipple / SBL# 1-1-49 / MC-Mixed Commercials Zone / Dolsontown Road Site Plan

Mr. Todd Dipple was in attendance and explained that he had finished with the Zoning Board and is now back before this board looking to get this approved.

MHE Engineering comments discussed as follows:

1. The project is back before the Board for scheduling of a Public Hearing.
2. Submission to County Planning is required. Plans have appropriate information to submit to County Planning at this time.

Motion by John Neiger, seconded by Kenneth Kyle to set a Public Hearing for October 9, 2019

All voting member voted yes

MOTION-CARRIED

September 11, 2019 / Page 5

Mauro / SBL# 19-1-95.6 / Ridgebury Road / AR- Agricultural Residential Zone / 31 Lot Subdivision

Applicant has withdrawn from the agenda.

Kent Farm Site Plan meeting request

Brief discussion with Attorney Bavoso as to when Kent Farm is going to appear, Attorney Bavoso said that Mr. Ullrich is going to be out of the Country the first meeting of September, and would like to appear at the work session. Attorney Bavoso did not have an issue with that, as long as he kept to that meeting.

Approval of Minutes for June 12, 2019

Motion by James Driscoll, seconded by John Neiger to approve the minutes of June 12, 2019 as submitted.

All voting members voted yes

MOTION-CARRIED

Motion by Kenneth Kyle, seconded by John Neiger to adjourn the meeting.

All voting members voted yes

MOTION-CARRIED

The September 11, 2019 Town of Wawayanda Planning Board meeting was adjourned at 7:59 P.M.

Respectfully Submitted,

Patricia Battiato
Secretary to Planning

