

**Town of Wawayanda PLANNING BOARD
June 24, 2020 / 7:30 P.M.**

The June 24 Town of Wawayanda Planning Board meeting was called to order at 7:35 P.M. via GoToMeeting Teleconference by Planning Board Chairman Richard Onorati II.

A roll call was taken by the secretary for attendance and the following members and consultants were in attendance:

Ben Dombal
James Driscoll
Kenneth Kyle
Daniel Long
John Neiger
Richard Onorati II, Chairman
John Pierce, Alternate Member
John Razzano, Deputy Chairman

Consultants Present:

David Bavoso, Attorney
Patrick Hines, MHE Principal

Recording Secretary:

Patricia Battiato

I. PUBLIC HEARING

**MORAN / SBL# 18-3-8 / Bergen Circle / AR-Agricultural Residential Zone
Special Use Permit**

Motion by Daniel Long, seconded by John Neiger to open the Public Hearing.

VOTE UPON ROLE CALL:

Ben Dombal	AYE
James Driscoll	AYE
Kenneth Kyle	AYE
Daniel Long	AYE
John Neiger	AYE
John Razzano	AYE
Richard Onorati, II	AYE

MOTION-CARRIED

Neighbor, Kelli Keating, had the following concerns:

1. Predators coming around her young children
2. Doesn't want a rooster
3. The bad odor a chicken coop may omit.

Motion by Ben Dombal, seconded by Daniel Long to close the Public Hearing.

VOTE UPON ROLE CALL:

Ben Dombal	AYE
James Driscoll	AYE
Kenneth Kyle	AYE
Daniel Long	AYE
John Neiger	AYE
John Razzano	AYE
Richard Onorati, II	AYE

MOTION-CARRIED

Motion by Daniel Long, seconded by Ben Dombal for Conditional Final Approval

VOTE UPON ROLE CALL:

Ben Dombal	AYE
James Driscoll	AYE
Kenneth Kyle	AYE
Daniel Long	AYE
John Neiger	AYE
John Razzano	AYE
Richard Onorati, II	AYE

MOTION - CARRIED

Conditions Being:

1. Fees
2. A note stating on the plans that there will be no mature roosters.

II. INFORMAL

MARANGI/SBL# 15-1-4.11& 4.12 / Town Commercial Zone / US Rte. 6

Marangi was asked to be taken off the agenda per their Attorney

Golf Links Development / SBL# 1-1-36.2 / RH-Rural Highway and SR-Suburban Residential Zones / Co. Rte. 50 / Site Plan

Zach Peters was present via teleconference and presented the following updates:

- The detailed site plan was expanded
- They completed a full SWWP along with detailing for storm water basin.

MHE Patrick Hines went over the following MHE Engineering comments:

1. Status of the NYSDEC Mined Land Reclamation Permit closeout should be identified. All documents, correspondence, and materials submitted to the NYSDEC, or from the NYSDEC should be submitted to the Town Planning Board as Lead Agency for the SEQRA review. Portions of the property under the jurisdiction of the Mined Land Reclamation Permit including the entire life of mine cannot be utilized in the lot count calculations.
2. The applicant is requested to confirm the size of the water main located in the Town of Wallkill. Previous plans provided identify a 10-inch water main in the Town of Wallkill. Engineering design plans and an engineering design report for the portable water system should be provided for the Planning Board and Town's review.
3. Design plans consistent with Orange County DPW standards should be provided for all work within the County highway right-of-way.
4. The reserve parking area should be designed to comply with the Town parking standards with regard to no more than twelve (12) spaces permitted without a landscape island.
5. An appropriate gate should be identified at the emergency access road restricting vehicles other than emergency vehicles. Coordination with the jurisdictional fire department should be undertaken.
Fire Department comments regarding the 10.7% road grade should also be received.
6. The grade of the emergency access road at 10% should be further evaluated with regard to the proposed item #4 surface. Consideration for paving of this relatively steep roadway should be undertaken and coordination with the jurisdictional emergency services.
7. Further information on the dumpster enclosure should be provided including whether the gates are proposed to be screened. Materials for the dumpster enclosure walls should be identified.

8. Safety fencing for the stormwater management facilities should be considered by the applicant. Stormwater management facilities do not contain safety benches and aquatic benches required by the NYS Stormwater Design manual.
9. Design of the sanitary sewer pump station should be provided along with details and an Engineering Design Report.
10. Water system design details identify water wet tap with a 12-inch ductile iron piping.
11. All waterline notes identify ductile iron pipe, while plan sheets depict plastic pipe within the site. The Town water contractor and Town Board should review approval for use of plastic. Town code requires ductile iron pipe.
12. Landscaping plans should be submitted to the Town's landscape architect consultant for review.
13. Sidewalk proposed on the main access drive should extend from the parking lot to the County roadway. School buses will not enter the project and people may have to walk from the eight (8) parking spots depicted at the entrance down to the roadway.
14. The applicant should consider covered shelter/gazebo in the vicinity of the parking lot for subjects waiting for pickup. Accessible terminations on all sidewalk crossing should be depicted.
15. The rear of apartment A seems to have a roadway conflicting with the sidewalks identified.
16. The applicant's representatives are requested to address onsite recreation facilities. Playground area is depicted without any design details. It is unclear whether a clubhouse/pool/other active recreation are proposed.
17. Zoning bulk tables should identify the bulk requirements that are provided as well as the requirements which are currently shown.
18. A parking calculation consistent with the ZBA determination should be added to the plan sheets.
19. Planning Board should discuss the requirements of a traffic study. The code requires the submission of a traffic study. County DPW and County planning will likely request it as well.
20. Future submissions should contain detailed lighting plans.
21. In compliance with Section 195-55G, areas of required open space should be provided on the plans.

22. Compliance with Section 195-55(g)5 should be documented on the bulk table requiring one half acre of playground areas per fifty (50) units.
23. Compliance with Section 195-55(1) should be documented with the Planning Board regarding maintenance and care of units in common areas.

The following comments are based on the SWPPP and Stormwater Management Plan submitted:

1. The SWPPP identifies stormwater practices by number while the plans identify them by letter designation. This should be coordinated for ease in review.
2. The Stormwater Management Plan relies on an infiltration basin which is proposed to be graded on the site. Test pit locations and permeability testing performed in compliance with NYSDEC design manual should be provided and incorporated into the plans and the SWPPP. Extensive grading in excess of 10-feet is proposed in areas designed for infiltration practices.
3. The discharge locations of all stormwater management facilities should be evaluated with regard to where the point discharges ultimately meet a natural watercourse.
4. Summary for Pond 24 identified as the detention basin #1 pg. 50 of the SWPPP hydraulic model has discrepancies in the model vs. the plan details. A 3-inch diameter orifice is identified as elevation 388 in the model and 390 in the plan sheets. Primary outlet pipe is identified as 386 in the model and 386.5 in the plan sheets.
5. Device #3 is identified as a 30-inch vertical orifice/grade while it is actually a horizontal weir at the top of the drainage structure and should be modeled as such.
6. Summary for Pond 15 infiltration #1 (Infiltration A) pg. 62 -A 2-inch per hour X filtration rate is identified. Design basis for the 2-inches per hour exfiltration rate should be provided including the test pits depicting adequate soils and permeability testing. A primary invert 24-inch culvert is depicted as elevation 394 in the model, while the plan depicts it at 396.
7. Device #3 has an invert of 390 in the plan sheets and 403.5 in the model. In addition, a 24x24 horizontal orifice grate is identified. This outlet control structure has a 24-inch diameter outlet pipe and appears to require a larger concrete structure to accept the pipe sizes.

8. Plan sheet 10 of 22 contains two (2) structures identified as diversion structure #1.
9. The detail for diversion structure #1 contains elevations which are in excess of those depicted on the plan sheet.
10. The location of all deep test pits identified in the chart on sheet 19 of 22 should be identified on the plans. It is noted that deep test pits with the exception of one (1) are not at a depth greater than 10-feet, which is depicted as the cut in the infiltration area. Infiltration detail Sheet 20 of 22 contains invert elevations higher than the orifice grate depicted.
11. Overflow swale B-2 Detail on Sheet 20 of 22 contains elevations in excess of 1,242 feet.
12. Outlet structure sizes should be depicted on the plan sheets.
13. Further review of the SWPPP will be undertaken once plans and models have been coordinated.

Zach Peters explained that he would work on the following:

- They will get a traffic study going as soon as possible.
- They will send a plan to the local Fire Dept. to get feedback on emergency access.
- Will work with the DOH on water connection and DPW on proposed entrance.

Mr. Peters also asked the Board to consider setting a public hearing, and the following items needed to be completed first per Patrick Hines.

- It is suggested to coordinate with outside agencies first
- The application needs to go to County Planning, however, after the submission addressing this round of comments may then be in a better position to schedule a Public Hearing.

Devries / SBL# 15-1-68 / Rte. 6 / TC- Town Commercial Zone / Site Plan

John Fuller and Holly Fuller were present via teleconference and MHE Patrick Hines went over the following MHE Engineering comments:

1. The Planning Board previously requested the applicant

provide alternative plans regarding the orientation of the proposed structure parallel to the state highway. The planning board also recommended an L-shape building possibly be provided. The applicant's representative has apparently submitted the original plans without the requested alternatives being addressed. We recommend that the alternative plans be provided.

2. The plans have been revised depicting multiple tenant occupancies. Access to the restroom facilities should be discussed for the multi-tenant building.
3. A septic system sizing chart and calculations should be provided on the plans.
4. Deep and perc test witnessing by representatives of the Town of Wawayanda is required.
5. The Stormwater Management Report provided identifies a Type II 24-hour storm event. Orange County is located in a Type III storm distribution.
6. A bio retention pond design creates greater than 6-inches of ponding over the bio retention area. Ponding is limited to 6-inches above the surface of the bio retention system. Typically, flows in excess of the water quality volume should be routed to bypass a bio retention facility.
7. The contractor yard area is proposed to have an Item 4 surface. We would recommend this area be paved to provide a dust-free parking lot.
8. Towns Landscape Architect consultant should review landscape plans.
9. Orange County Planning and NYSDOT referral is required.

The following comments were discussed:

- Rotating the building, but the applicant wanted to keep it the same.
- Beautify the lot, similar to the Flynn building on 284
- 6 ft. fence
- Gravel section, just to drive in and drive out.

Motion by Ben Dombal, seconded by James Driscoll to set a Public Hearing for July 22, 2020.

VOTE UPON ROLE CALL:

Ben Dombal	AYE
James Driscoll	AYE
Kenneth Kyle	AYE
Daniel Long	AYE
John Neiger	AYE
John Razzano	AYE
Richard Onorati, II	AYE

MOTION CARRIED

Motion by John Razzano, seconded by James Driscoll to adjourn the meeting.

VOTE UPON ROLE CALL:

Ben Dombal	AYE
James Driscoll	AYE
Kenneth Kyle	AYE
Daniel Long	AYE
John Neiger	AYE
John Razzano	AYE
Richard Onorati, II	AYE

MOTION CARRIED

The June 24, 2020 Town of Wawayanda Planning Board meeting was adjourned at 8:25 p.m.

Respectfully submitted,

Patricia Battiato
Secretary to Planning

Minutes prepared by Sarah Hoffman
Intern