

II. Public Hearing

Dolsontown Corridor DGEIS and requested project approvals pursuant to the State Environmental Quality Review Act (SEQRA)

Marangi / SBL# 6-1-3.31 & 3.32 / Dolsontown Rd. / MC-1 Zone

Simon / SBL# 6-1-107 & 90.1 / Dolsontown Road / MC-1 Zone

RDM#3 – Dewpoint South / SBL#4-1-50.32 / Dolsontown Road / MC-1 Zone

RDM#4 – Dewpoint North / SBL#4-1-50.2 / Dolsontown Road / MC-1 Zone

RDM#5 – Dolsontown East / SBL# 1-1-52.1, 1-1-4.2, & 6-1-3.2 / MC-1 Zone

for the cumulative common impacts to:

**ROADWAY SYSTEM
WATER AND SEWER INFRASTRUCTURE
STORMWATER DISCHARGES
THREATENED AND ENDANGERED SPECIES
HISTORICAL AND ARCHAEOLOGICAL RESOURCES**

Let the record show that there was significant turnout for this public hearing. 25 attendees for the audience signed in to speak, but only 23 came forward with comments. A stenographer was provided by the applicant to record all comments and will be added to the record when they are received.

Attendees for the applicants included: Robert Stout, Esq. of Whiteman Osterman & Hanna LLP, Justin Dates and Philip Grealy of Colliers Engineering and Design, Isaac Neuman of RDM Group, John Battaglia, PE and Dave Lenox, PE of Ensol, Inc.

Robert Stout provided a thorough explanation to the audience as to the purpose and process required to reach this SEQR Public Hearing stage.

Justin Dates provided a brief description for each of the RDM projects as well as the Simon Project. Mr. Dates also stated that all the information for these projects is available for review via the link provided in the Public Hearing Notice and on the town's website. I of the

John Battaglia provided a brief description of the DOM-MAR / Marangi Project which, if approved, will be developed in two phases. Phase I will encompass a transfer station and residential drop-off area. Phase II will include a tuck maintenance and repair facility. Mr. Battaglia reminded the audience that this project has been before this board for approximately two years and has been working diligently with the NYSDEC to meet all of the required standards.

Philip Grealy provided a review of the background traffic history and anticipated growth due to outside sources and anticipated development.

Certified Return Receipts were collected and recorded, and the reading of the Public Hearing Notice was waived as a copy is in the file.

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

VOTE UPON VOTE UPON ROLL CALL:

John Bacan	AYE
Ben Dombal	AYE
James Driscoll	AYE
John Neiger	AYE
John Pierce	AYE
Richard Onorati II	AYE
John Razzano	AYE

AYE 7 NAYS 0 ABSTENTIONS 0

As noted earlier, a stenographer was provided by the applicant to record all comments and will be added to the record when they are received.

Motion by John Neiger, seconded by John Razzano to adjourn Public Hearing until July 13, 2022 with written comments accepted until July 23, 2022.

VOTE UPON VOTE UPON ROLL CALL:

John Bacan	AYE
Ben Dombal	AYE
James Driscoll	AYE
John Neiger	AYE
John Pierce	AYE
Richard Onorati II	AYE
John Razzano	AYE

AYE 7 NAYS 0 ABSTENTIONS 0

III. Discussion

Southgate / City of Middletown SBL 65-1-1.1 / Uhlig Rd / Amended Site Plan

Review of the Southgate I, LLC as part the OC Planning 239 Review for 10-Unit Apartment building to be added to an already existing apartment complex located within the City of Middletown. This project shares a boundary with the Town of Wawayanda.

Motion by John Pierce, seconded by James Driscoll to take no action.

VOTE UPON ROLL CALL:

John Bacan	AYE
Ben Dombal	AYE
James Driscoll	AYE
John Neiger	AYE
John Pierce	AYE
Richard Onorati II	AYE
John Razzano	AYE

AYE 7 NAYS 0 ABSTENTIONS 0

IV. Other Business

Approval of Meeting Minutes – May 11, 2022 & May 25, 2022

Motion by James Driscoll, seconded by John Neiger to Approve as Corrected Meeting Minutes of May 11, 2022 and May 25, 2022.

VOTE UPON ROLL CALL:

John Bacan	AYE
Ben Dombal	AYE
James Driscoll	AYE
John Neiger	AYE
John Pierce	ABSTAIN
Richard Onorati II	AYE
John Razzano	AYE

AYE	6	NAYS	0	ABSTENTIONS	1
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Motion by John Bacan, seconded by John Pierce to adjourn the meeting.

VOTE UPON ROLL CALL:

John Bacan	AYE
Ben Dombal	AYE
James Driscoll	AYE
John Neiger	AYE
John Pierce	AYE
Richard Onorati II	AYE
John Razzano	AYE

AYE	7	NAYS	0	ABSTENTIONS	0
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The June 8, 2022 Planning Board meeting was adjourned at 9:55 PM.

Respectfully Submitted,

Stacey Daly Wilkins

Stacey Daly-Wilkins, Secretary to Planning Board