

Town of Wawayanda - PLANNING BOARD MEETING

July 13, 2022 / 7:30 P.M.

Members Present:

Chairman Richard Onorati II
John Bacan
Ben Dombal
James Driscoll
John Neiger - Absent
John Pierce - Absent
John Razzano, Deputy Chairman

Consultants Present:

David Bavoso, Attorney
Patrick Hines, MHE Principal

Recording Secretary:

Stacey Daly-Wilkins

The July 13, 2022 Town of Wawayanda Planning Board meeting was called to order by Chairman Richard Onorati II at 7:30 P.M.

I. Public Hearing – Continued from June 8, 2022

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 were members of the public in attendance for this public hearing. A stenographer was provided by the applicant to record all comments and the transcript will be added to the record when it is received.

Chairman Onorati II provided a brief statement as to the nature of this Public Hearing pursuant State Environmental Quality Review Act (SEQRA) and advised the audience that some written commentary had been received from the public, as well as commentary for

the NYSDOT, NYSDEC, OC Planning Department, OC Agricultural and Farmland Protection Board, and the City of Middletown.

Justin Dates provided a very brief update for this continuation and advised the previous transcript was provided the town for inclusion in the formal record. He also noted that comments received from the NYSDOT, NYSDEC, OC Planning Department, OC Agricultural and Farmland Protection Board, and the City of Middletown have been added to the website for public viewing as well.

Certified Return Receipts were collected and recorded at the June 8, 2022 meeting, and the reading of the Public Hearing Notice was waived as a copy is in the file.

Motion by John Razzano, seconded by James Driscoll to re-open the Public Hearing from the previously adjournment on June 8, 2022.

VOTE UPON ROLL CALL:

John Bacan	AYE		
Ben Dombal	AYE		
James Driscoll	AYE		
Richard Onorati II	AYE		
John Razzano	AYE		
AYE 5	NAYS 0	ABSTENTIONS	0

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

Patrick Hines provided a thorough explanation as to the next steps of this review process, which will include the additional period for written comments to be extended to Monday, July 25, 2022, as July 23 falls on a Saturday. The applicant will respond to all involved agency comments and any substantive comment received from the public during the June 8 Public Hearing, today's Public Hearing and all of the written comments received. This response document will be provided and previous studies modified per the comments. This compilation will be then referred to as the FEIS (Final Environmental Impact Statement) for this Planning Board to review and compile a Findings Statement. The Findings Statement is comprised of this Planning Boards review in conjunction with each of the other involved agencies and this boards consultants: Engineering, Traffic and Legal. The Findings Statement will then be returned to the applicant for response and further revision.

Motion by James Driscoll, seconded by John Razzano to close the SEQR Portion of the Public Hearing with written comments accepted until Monday, July 25, 2022.

VOTE UPON ROLL CALL:

John Bacan	AYE		
Ben Dombal	AYE		
James Driscoll	AYE		
Richard Onorati II	AYE		
John Razzano	AYE		
AYE 5	NAYS 0	ABSTENTIONS	0

Motion by John Razzano, seconded by James Driscoll to adjourn for the Site Plan portion of the Public Hearing.

VOTE UPON ROLL CALL:

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

AYE 5	NAYS 0	ABSTENTIONS 0
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*** A verbatim transcript has been provided by an independent stenographer provided by the applicant. This transcript is available in the Planning Board Minutes for July 13, 2022 or on the township website.***

II. Other Business

Approval of Meeting Minutes – June 22, 2022

Motion by Ben Dombal, seconded by John Razzano to Approve as Corrected Meeting Minutes of June 22, 2022.

VOTE UPON ROLL CALL:

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

AYE 5	NAYS 0	ABSTENTIONS 0
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Motion by John Bacan, seconded by James Driscoll to adjourn the meeting.

VOTE UPON ROLL CALL:

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

AYE 5	NAYS 0	ABSTENTIONS 0
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The July 13, 2022 Planning Board meeting was adjourned at 8:07 PM.

Respectfully Submitted,

Stacey Daly-Wilkins, Secretary to Planning Board

Minutes Approved on: July 27, 2022

Stacey Daly-Wilkins

Secretary to Planning Board
Town of Wawayanda