

Town of Wawayanda PLANNING BOARD
January 11, 2017 / 7:30 P.M.

Members Present: **Barbara Parsons, Chairperson**
Ben Dombal
James Driscoll
Daniel Long
Richard Onorati, II

Members Absent:

John Neiger
Kenneth Kyle

Consultants Present:
David Bavoso, Attorney
Patrick Hines, MHE Principal

Recording Secretary:
Patricia Battiato

The January 11, 2017 Town of Wawayanda Planning Board meeting was called to order at 7:30 P.M. by Chairperson Barbara Parsons with the Pledge to the Flag. Chairperson Parsons wished everyone in attendance a Happy New Year.

I. REGULAR BUSINESS

Rte. 6 Express / SBL# 11-1-30.2 / TC-Town Commercial Zone / Site Plan

Mr. James DeWinter approached the board and explained that the applicant had been before the ZBA and the ZBA has identified the project as "General Retail", which will include the existing uses as well as proposed table eating and U-Haul storage. An area variance was also granted for lot size and front yard setback.

The following MHE Engineering comments were reviewed:

1. The project has been before the Zoning Board of Appeals on 15 December 2016. Project has been identified as General Retail, which would include existing uses as well as proposed table seating and U-Haul storage.
2. The area of the subsurface sanitary sewer disposal system had been blocked with concrete barriers to prevent vehicular traffic.
3. A Use and Occupancy Permit from NYSDOT is required and can be a condition of approval.

4. Status of Orange County Planning comments should be received.
5. Planning Board should determine whether a Public Hearing for the project is required. Status of the Public Hearing from the Zoning Board of Appeals review process should be discussed to determine public input at that point.

Based on the above after determination whether a Public Hearing is held this office would recommend a Negative Declaration and Conditional Final Approval based on payment and fees, use and occupancy permit from NYSDOT and continued compliance with placement of U-Haul rental vehicles in the designated areas of the lot.

Brief discussion with regards to bathroom facilities, and Mr. DeWinter said that bathrooms are available.

There was a brief discussion among the board with regards to waiving the public hearing on this amended site plan. The board discussed that the applicant recently had a Public Hearing with the ZBA and the secretary said that no one had shown up for the hearing. .

Motion by Ben Dombal, seconded by Richard Onorati II to waive the Public Hearing as set forth in Article 7 of the Towns Zoning Law on the basis that there are not going to be any significant impacts to the site and that the board does not anticipate any public controversy.

All voting members voted yes

MOTION CARRIED

Motion by Richard Onorati II seconded by James Driscoll for a negative Declaration under SEQR

All voting members voted yes

MOTION CARRIED

Motion by Daniel Long, seconded by James Driscoll for Conditional Final Approval

All voting members voted yes

MOTION CARRIED

Conditions being as follows:

1. Payment of any outstanding review fees.
2. Use and occupancy permit from NYSDOT
3. Continued compliance with the placement of U-Haul rental vehicles in the designated areas of the lot.

Miedema / SBL# 19-1-88 / Rte. 284 / TC-Town Commercial Zone / Amended Site Plan

Mr. John Fuller representing the applicant explained that the Miedemas are her to discuss the option of using the recycled asphalt on the parking lot that was proposed at the last meeting. It was discussed and everyone is agreement that this is an acceptable alternative.

The following MHE Engineering comments were discussed:

1. The Applicants representative have identified that recycled asphalt will be used as a surface on the existing parking lot. Discussions at the 14 December 2016 Planning Board meeting identified that this would be an acceptable alternative to asphalt paving of the existing parking lot. The recycled asphalt product is being utilized in lieu of paving due to the infrequent nature of use of the site for the auction uses identified on the plans.
2. The Planning Board should re-circulate the project to the NYSDOT and Orange County Planning as the project is located on a State Highway.
3. The Applicants are requesting to leave the overflow parking area as a grassed condition as it currently is. The Board previously approved the overflow parking area in a grassed condition.

It was discussed to waive the Public Hearing on this as one was done for the original approval not too long ago.

Motion by Ben Dombal, seconded by Daniel Long to waive the Public Hearing as set forth in Article 7 of the Towns Zoning Law on the basis that there are not going to be any significant impacts to the site and that the board does not anticipate any public controversy.

All voting members voted yes

MOTION CARRIED

It is also noted, that the board needs to re-circulate even though this was done previously on another approval. This will be sent this to OCPD and NYSDOT because of being on a State Highway (OCPD takes 30 days to respond).

Motion by James Driscoll, seconded by Daniel Long for the board to act as Lead Agency.

All voting members voted yes.

MOTION CARRIED

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Place the applicant on the February 22, 2017 meeting for possible approval.

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

All voting members voted yes

MOTION CARRIED

The January 11, 2017 Town of Wawayanda Planning Board meeting was adjourned at 7:55 P.M.

Respectfully Submitted,

Patricia Battiato
Secretary to Planning