

Town of Wawayanda PLANNING BOARD

February 25, 2009 @ 7:30 p.m.

Members Present: Ann Yates, Chairperson
 Ben Dombal, alternate
 James Driscoll
 Daniel Long
 Mary Markiewicz
 Barbara Parsons
 Donald Siegel
Member Absent: John Neiger
MHE Representative: Patrick Hines
Attorney: William Bavoso
Recording Secretary: Patricia Battiato

The February 25, 2009 Planning Board Meeting was called to order at 7:30 p.m. by Chairperson Ann Yates. Chairperson Yates asked Alternate Board Member Ben Dombal to fill the position of Board Member in the absence of John Neiger.

I. REGULAR AGENDA

LZ SALLY / SBL# 9-4-3.1

The following engineering comments were discussed:

A technical work session was held with the Applicant and his Representatives on 21 January 2009. The following items were requested at the technical work session:

1. Update topo in vicinity in the rear of the newly proposed building.
2. Add water quality/stormwater management controls to the site.
3. Show trees existing near newly proposed building.
4. Show existing vegetation to the rear of the proposed structure.
5. Identify parking spaces required.
6. A discussion was held regarding previously issued variance for the site.
7. Show existing on-site sub-surface sanitary sewer disposal systems.
8. Confirm County driveway access permit required for Denton Hill Road.

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Review Comments:

1. Engineering Report for sizing of storm-tech systems should be provided.
2. Confirmation as to ownership of Denton Hill Road currently depicted as Town of Wawayanda roadway. Discussions at work session identified potential County road jurisdiction.
3. Percolation and deep testing should be witnessed by representatives of the Town of Wawayanda.
4. Proposed pump station is identified as being located within the new structure Building 6 while details of the pump station identifies the use of a 1,000 pre-cast concrete septic tank. In addition, the pump station identifies the use of an effluent pump; however pump stations located prior to septic tank would have to be capable of handling solids or be a grinder pump. Pump volume should be identified as being 75% to 80% of the pipe volume.
5. Comments from jurisdictional Fire Department should be received.
6. Septic design details and appropriate notes should be added to the plans regarding design basis for sub-surface sanitary sewer disposal system.
7. Notes pertaining to removal or filling of existing septic tank located within septic field should be modified. Existing tank must be removed in order to construct septic field in that area.
8. Catch basin rims and inverts must be provided for all proposed and existing catch basins.
9. Note 2 on Sheet 1 identifies 39 parking spaces required while 36 parking spaces are depicted on the plans based on parking calculations on Sheet 1.
10. Clearly delineate limits of disturbance at the rear property line along Lands of Soons and Thornton.
11. Details of proposed trench drain should be identified on the plans.

Motion by Barbara Parsons, seconded by Mary Markiewicz for the board to act as Lead Agency.

All voting members voted yes

Motion / Carried

No other action taken

TEMPLE OF FAITH & DELIVERANCE MINISTRIES / Pastor Manigault

Comments for the applicant discussed by the board as follows:

1. The applicant's representative has identified that the facility will contain seating for thirty-six people.
2. The Town code requires special use approval for any use in buildings greater than 10,000 square feet and we believe the use of the facility for a house of worship is considered a change of use on the site.
3. Previous applications identified that the on-site subsurface sanitary sewer disposal system has adequate capacity for the current and proposed uses on the site. Water use records were submitted for the proposed deli previously planned on the project site.
4. The Planning Board should evaluate parking on the project. Fifty-two (52) parking spaces as well as two (2) truck spaces exist on the site.
This use would require thirteen (13) spaces based on the code for one car for every three seats in the facility. It is noted that the hours of operation for the site are 8:00 a.m. to 2 p.m., Sunday and 7 p.m. to 9:00 p.m. Thursday evening.

Suggested to the applicant that possibly not limiting the hours of operation as the applicant would be held to that time frame and would have to revisit the Planning Board if a prayer time was to be different than what was proposed and approved as part of the special use permit.

This is a Type II Action under SEQR.

Motion by Donald Siegel, seconded by Barbara Parsons to set a Public Hearing for March 11, 2009.

All voting members voted yes

Motion / Carried

AB CAULKING / SBL# 1-1-64.1

Public Hearing is set for March 11, 2009

The following were engineering comments reviewed.

1. The applicant's representative is requested to update the Board regarding their telephone conversations with the Highway Superintendent regarding the signoff for the driveway access.
2. Concrete curbing has been proposed pursuant to our previous conversations at the Planning Board meeting.
3. The applicants' representatives have addressed our previous comments regarding this matter.

The Planning Board Secretary said that she had spoken to the Highway Superintendent this afternoon and he is OK with the driveway entrance and will provide us with the proper form letter before the Public Hearing.

II. OTHER BUSINESS

Approval of Minutes for November 12, November 19 and December 10, 2008.

Motion by Barbara Parsons, seconded by Donald Siegel to approve the November 12, November 19 and December 10, 2008 minutes as submitted.

All voting members voted yes

Motion / Carried

The February 25, 2009 Town of Wawayanda Planning Board Meeting was adjourned at 8:01 p.m.

Submitted by,

Patricia Battiato
Secretary to Planning