

PLANNING DEPARTMENT

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**TOWN OF PATTERSON
PLANNING & ZONING OFFICE**

**Planning Board
June 2, 2016 Meeting Minutes**

Held at the Patterson Town Hall
1142 Route 311
Patterson, NY 12563

Present were: Chairman Thomas E. McNulty, Board Member Ron Taylor, Board Member Edward J. Brady, Jr., Board Member Robert F. Ladau, Board Member Michael Montesano, Richard Williams – Town Supervisor, Ted Kozlowski - Environmental Conservation Inspector, and Michael Liguori, Attorney with the Town Attorney's Office

Mary Schartau was the secretary for this meeting and transcribed the following minutes.

Chairman McNulty called the meeting to order at 7:00 p.m.

**1. Carino Holdings LLC (Con-Tech Construction) – Site Plan App. – Cont. Review
97 Commerce Drive
Tax Map #34.-3-51**

Ralph Alfonzetti was present to represent the application.

Ralph Alfonzetti confirmed that the Planning Board had declared themselves as Lead Agency and that the Notice of Intent was circulated, with only the DEP commenting; he also confirmed that more detailed plans were submitted, in addition to the SWPPP. He reiterated that the DEP only had jurisdiction over the septic system on the site, however, the remainder of the site does not contain wetlands within their jurisdiction. Chairman McNulty confirmed that the chain-link fence and guardrail to protect the wetlands are shown on the plans, and that the waiver from the paving requirements on the site was granted at the previous work session.

- Board Member Taylor made a motion to issue a negative SEQR declaration. Board Member Montesano seconded the motion. *Motion passed by a vote of 5 – 0.*
- Chairman McNulty made a motion to hold a public hearing on the application at the July 7, 2016 Planning Board meeting. Board Member Montesano seconded the motion.

Motion passed by a vote of 5 – 0.

2. Patterson Crossing Retail Center – Amended Site Plan – Initial Review
NYS 311
Tax Map #22.-3-1, 22.84-2-13, 33.-2-23; 34.-2-3

Jeff Contelmo was present to represent the application.

Jeff Contelmo stated that the anchor store, Costco, has requested the developer replace the 5,000 square foot building previously approved on the site with a members-only fueling facility, thereby necessitating the need for an amendment; he also clarified that the fueling facility would consist only of pumps and that the change would affect approximately 1% of the entire site. The traffic pattern around the pumps was also discussed; Chairman McNulty questioned the lighting on the site – Jeff Contelmo confirmed that the canopy lighting would only be on when the facility is open, with security lighting remaining lit during off-hours. He also stated that approvals for signs on the site would be obtained via a separate application at a later date, and affirmed that Costco holds its fueling facilities to very high safety standards. Board Member Taylor requested that the engineer provide the Planning Board with statistics regarding spills at any of its fueling facilities.

- Chairman McNulty made a motion to reaffirm the original SEQR Findings Statement. Board Member Brady seconded the motion. *Motion passed by a vote of 5 – 0.*
- Chairman McNulty made a motion to set a public hearing for the July 7, 2016 meeting. Board Member Brady seconded the motion. *Motion passed by a vote of 5 – 0.*

3. Putnam County National Bank – Wetland/Watercourse Permit App. – Cont. Review
40 Cushman Road
Tax Map #13.-2-68

Jack Karell, Jr. was present to represent the application.

The Planning Board discussed the possibility of adding notes to the deeds of properties with wetlands on them as a condition of the approval of wetlands permits on the site; the notes will be flagged during the municipal search process, thereby notifying any potential buyers of the restrictions on the site. Michael Liguori stated that the NYSDEC does sometimes require towns to do so when granting wetland permits, so, it is, therefore, a possibility to do so; he also confirmed that, in order to ensure that it is done, the Planning Board can without the issuance of the wetland permit until the Planning Department has receipt of the recorded deed.

Jack Karell confirmed that the house had been relocated to the front of the property in accordance with the Planning Board's wishes, with the septic remaining in the same location; the area of disturbance had also been reduced. Ted Kozlowski had met with Jack Karell to discuss the amorphous wetland boundaries and determine where a fence should be located to protect the wetlands; additionally, the swamp white oak tree on the site will be saved. Ted Kozlowski stated that he was pleased that the dwelling was now located away from the least disturbed areas of the site to the rear of the property. Supervisor Williams and Ted Kozlowski debated whether the invasive species should be cleared from the wetland; the Planning Board was in unanimous agreement that the wetlands should be protected by a chain-link fence and then be left as they are, with no clearing; Jack Karell stated that he would look into more attractive means of

screening purposes. An open spaces easement will also be located on the property, as the back of the property consists entirely of wetlands.

- Chairman McNulty made a motion to set a public hearing for the July 7, 2016 meeting. Board Member Ladau seconded the motion. *Motion passed by a vote of 5 – 0.*

6. Jillian Martin, Chestnut Petroleum (Mobil) – Sign Application – Initial Review
3081 Route 22
Tax Map #4.-1-37

No one was present to represent the application.

Supervisor Williams confirmed that the proposed sign is located partially in the NYSDOT right-of-way, which would require a licensing agreement between the Department of Transportation and the Applicant; the Applicant would also be required to obtain variances from the Zoning Board of Appeals for both the required setbacks and the size of the sign. Supervisor Williams stated that the sign currently in place is not legal; Chairman McNulty stated that the sign is excessive in size, but minimizing the yellow area of the sign to 50% of the proposed sign would bring the sign to approximately 69 square feet. Additionally, he questioned whether the digital sign would interfere with the view line for drivers.

Board Member Brady suggested that the Applicant be required to obtain a licensing agreement from the NYSDOT before the Planning Board will recommend the application to the ZBA; Chairman McNulty also questioned the function of the vent pipe located under the sign. The Planning Board was in unanimous agreement that they would like for the applicant to sort out a licensing agreement with the NYSDOT before proceeding with their application.

7. East Putnam Development Corp. – Site Plan Approval – Extension Request
2665 Route 22
Tax Map #14.19-1-3

The extension was approved at the May 26, 2016 Planning Board work session.

8. Other Business

A. Mancon LLC: Hydrology Report

Chairman McNulty noted that the Applicant had submitted a letter requesting that the application be held over for a month; he also confirmed that a wetlands/watercourse permit application had been submitted, though it is incomplete because the fees had not yet been submitted. Ted Kozlowski had informed the project engineer that a permit would indeed be required on the.

B. General Business (GB-Zone) Revitalization

Board Member Taylor reiterated his concerns that the incoming intern (Henry O'Connor) is productive and that his time is well-spent when he starts his work with the Town on Monday, June 6th; Supervisor Williams stated that he would start working with Henry O'Connor on Monday to determine what his skill set is.

Board Member Taylor also stated that, in reference to Board Member Ladau's concerns raised at

a previous meeting, he would like for the engineer working on the Clancy Properties, LLC site plan application to submit plans detailing why the construction of an addition to the existing building would not work. Board Member Ladau stated that extending the existing building would be the preferred plan.

C. Open-Air Markets

No new comments were made about open-air markets.

9. Minutes

- Chairman McNulty made a motion to approve the minutes from the April 28, 2016 and May 5, 2016 Planning Board meetings. Board Member Montesano seconded the motion. *Motion passed by a vote of 5 – 0.*
- Chairman McNulty made a motion to close the meeting. Board Member Montesano seconded the motion. *Motion passed by a vote of 5 – 0.*

Meeting adjourned at 8:45 p.m.