

PLANNING DEPARTMENT

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**TOWN OF PATTERSON
PLANNING & ZONING OFFICE**

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Thomas E. McNulty, Chairman
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Edward J. Brady, Jr.
Robert F. Ladau

**Planning Board
June 30, 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, Ron Gainer – Town Engineer, and Ted Kozlowski - Environmental Conservation Inspector

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. Patterson Crossing Retail Center – Amended Site Plan App. – Public Hearing
NYS Route 311
Tax Map #22.-3-1, 22.84-2-13, 33.-2-23, 34.-2-3**

No one was present to represent the application.

Chairman McNulty confirmed that the Planning Board was in receipt of a letter from the Costco real estate division detailing the company's fuel spill incidents; Board Member Taylor remarked that the incidence of spill over the past 20 years has been "next to nothing." Board Member Ladau expressed his continued concern over the increase in traffic that the fueling station would cause in local areas; Supervisor Williams reiterated the findings of the study conducted by Tim Miller and Associates which documented a decrease in traffic

Supervisor Williams confirmed that the initial traffic study on the site had been conducted at a time when Patterson was seeing much more significant growth; over the past several years, Patterson has seen no increase in population and Kent has decreased in population.

Chairman McNulty confirmed that the public hearing would be held at the regular meeting on

July 7, 2016.

2. Carino Holdings LCC (Con-Tech Construction) – Site Plan App. – *Public Hearing*
97 Commerce Drive
Tax Map #34.-3-51

No one was present to represent the application.

Chairman McNulty confirmed that the applicant had not submitted any new materials; Board Member Taylor remarked that the application was fairly complete. Chairman McNulty agreed and stated that architectural drawings would still be necessary.

Chairman McNulty confirmed that the public hearing would be held at the regular meeting on July 7, 2016.

3. Putnam County National Bank – Wetland/Watercourse Permit – *Public Hearing*
40 Cushman Road
Tax Map #13.-2-68

No one was present to represent the application.

Chairman McNulty confirmed no new materials had been submitted.

4. South Patterson Business Park West – Site Plan Application – *Public Hearing*
2067 Route 22
Tax Map #35.-4-63.2

No one was present to represent the application.

Chairman McNulty confirmed that new materials had been submitted, and that a letter had been received from the DEP by the Planning Department; Supervisor Williams expressed his concern over the DEP's requirement that the applicant puts a deeded covenant on "Parcel A", as no "Parcel A" is noted on the plans. Board Member Taylor pointed out that there is a note on the plans that says that no rooftop equipment should be placed "over warehouse area at rear", and stated that it needs to be clear that the entire rear section is the warehouse area, and, therefore, nothing can be placed over that entire rear section of the building, which needs to be made clear to the engineer. Ted Kozlowski recommended that red cedar trees be used to screen the building, as they are salt-resistant.

- Board Member Taylor made a motion to reaffirm the negative SEQR declaration previously made for the applicant. Board Member Brady seconded the motion. *Motion passed by a vote of 5 – 0.*

5. Frog Hill, LLC – Amended Site Plan Application – *Continued Review*
3161 – 3169 Route 22
Tax Map #4.-1-42

No one was present to represent the application.

Board Member Taylor stated that he believed it was made clear to the project engineer that an

additional building must be constructed on the site to conduct a second retail operation; he, therefore, pointed out that the pavilion proposed would serve no purpose, as it was not a building. Supervisor Williams stated that he had spoken to the man operating the tool sales and told him that a building would be necessary to continue conducting retail sales on the site; additionally a 10' x 40' storage container was shown on the plans, and the carport on the plans still did not show the dimensions. Board Member Taylor asserted that the applicant should come back with the previous plan and simply give the dimensions of the carport and define the area of the flea market, after which that site plan could be approved. Supervisor Williams confirmed that the flea market can function as it is now, but the use cannot be expanded in any way; therefore, the pavilion cannot be associated with the flea market; Board Member Taylor also reminded the Board that they had told the property owner and any changes on the site would require the driveway to be corrected.

6. Haviland Hollow Wine & Spirits – Sign Application – Initial Review
2588 Route 22
Tax Map #24.7-1-24

Ron Valenti was present to represent the application.

Supervisor Williams confirmed that he had completed a review on the applicant's proposal; he is looking to place a 40-square-foot sign with red lettering on a white background on the Route 22-facing side of the building. The property has 35 feet of frontage; the size of the sign is within the limitations of the Zoning Code and will be lit from a ground-based floodlight, which Supervisor Williams advised the applicant to both shield and screen. Chairman McNulty instructed the applicant to submit a plan to the Planning Department detailing the landscaping plan around the sign.

- Board Member Taylor made a motion to issue a negative declaration of impact for SEQR. Board Member Ladau seconded the motion. *Motion passed by a vote of 5 – 0.*
- Board Member Taylor made a motion to approve the sign application based on the designs submitted, and with the condition that the floodlights are shielded and screened by evergreen vegetation. Board Member Montesano seconded the motion. *Motion passed by a vote of 5 – 0.*

7. Ice Pond Estates – Approved Final Subdivision – Request for Extension of Approval
Ice Pond Road
Tax Map #34.-5-9, 34.-5-10, 34.-5-12

- Chairman McNulty made a motion to grant a 180-day extension of subdivision approval from the date of their upcoming expiration. Board Member Montesano seconded the motion. *Motion passed by a vote of 5 – 0.*

8. Other Business

A. Mancon LLC: Wetland Determination

Ted Kozlowski confirmed that he had had no further discussion with the property owner; Supervisor Williams stated that because there was a stream on the property, the wetlands on the site would indeed be regulated – a message that Ted Kozlowski relayed to the project engineer,

though he had not yet received a response. The Secretary clarified that an application had been filled out and submitted to the Planning Department, but no fees had been submitted so it is deemed an incomplete application.

B. General Business (GB) Revitalization

Board Member Taylor stated that he had attended a Friends of the Great Swamp (FRoGS) meeting, where it was suggested that the Town include an area on their website noting the locations of trails and other outdoor activities in the area; Supervisor Williams confirmed that it is possible, but, he is not comfortable doing so until a complete plan is designed cataloging what the Town has and how the areas will be used. He used the example of the environmental park in Town, which attracts many people that are not Patterson residents that town tax money is paying for (road improvements, policing the area, etc.); he also confirmed that the issue of permits is not being enforced, and, therefore, funds are not being collected. He pointed to the example of the bike trails that were proposed in Patterson by Putnam County: funds have since dried up, leaving the project hanging in the balance; Supervisor Williams also confirmed that he is pursuing grants for outdoor recreational activities. Chairman McNulty questioned whether parking limitations would work to protect the properties against overuse.

C. Open-Air Markets

The Board had no additional comments.

D. Minutes: May 26, 2016 & June 2, 2016

Board Member Taylor had provided the Secretary with changes to be made to the minutes prior to the start of the meeting.

Board Member Taylor also asked Supervisor Williams to contact Joe Buschynski with Bibbo Associates, LLP and ask if it would be possible to switch the building and parking area locations to recess the building a little; he did acknowledge that it may create access problems, and Supervisor Williams that it may create problems with stormwater mitigation.

Chairman McNulty asked the Board Members to review the upcoming training session information to see if they are able to attend. Board Member Taylor confirmed that he would be attending.

Meeting adjourned at 8:10 p.m.; Board Member Brady left the meeting at 7:55 p.m.