

PLANNING DEPARTMENT

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**TOWN OF PATTERSON
PLANNING & ZONING OFFICE**

**Planning Board
July 14, 2016 Meeting Minutes
** Special Meeting ****

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

Present were: Chairman Thomas E. McNulty, Board Member Edward J. Brady, Jr., Board Member Robert F. Ladau, Board Member Michael Montesano, Richard Williams – Town Supervisor, Michael Liguori – Attorney with the Town Attorney's Office, 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**

Jeff Contelmo from Insite Engineering, Surveying, and Landscape Architecture, P.C. and Tim Miller from Tim Miller Associates were present to represent the application.

Jeff Contelmo confirmed that a revised site plan had been submitted in response to comments received from both the Town Planner/Supervisor and Town Engineer, in addition to the submission of written responses to each of the comments offered both at the July 7, 2016 public hearing and in writing. Chairman McNulty stated that he had reviewed both the engineer's submission and the comment responses from Tim Miller Associates, which he believes satisfied many of the pertinent questions that arose following the public hearing. A particular item that stood out in his mind was the issue of the fueling station as a permitted use on the site; a memo completed by the Town Planner/Supervisor dated July 13, 2016, however, confirmed that the use is indeed permitted on the site. Additionally, Chairman McNulty addressed the concern about stormwater on the site, confirming that the bulk of the project will flow to the East, away from

Lake Carmel; he also pointed to the report submitted by Tim Miller Associates regarding the impact of traffic in the area, which stated that traffic from the project would not pose a significant impact.

Board Member Brady confirmed that he believed that the documents submitted answered a lot of the questions that had been raised at the public hearings. Board Member Montesano agreed with Board Member Brady, and confirmed that he has no problems with the application.

Board Member Ladau expressed his continued concern about the impact of increased traffic in the area, citing the experience of the proposed Costco location in Yorktown Heights, as opposed to the studies provided by Costco and Tim Miller Associates, stating that he believes that the figures presented to this Planning Board are understated. Tim Miller responded that the information presented in the report for the proposed Yorktown location was based on projections relevant solely to that store at that location; he confirmed that the Costco facility proposed for Patterson will serve a more rural environment than one located in Westchester County, and is projected to do about 20% less volume (approximately 7 – 8 million gallons annually) than what was projected at the proposed Yorktown site, with the average Costco facility nationwide doing approximately 7 million gallons per year. Tim Miller also confirmed that the growth that had previously been projected did not come to fruition; Jeff Contelmo added that the 2009 study under SEQR showed that there were millions of dollars of traffic improvements that would need to take place, which will still be taking place and will still be equipped to handle this small change in the project.

- Chairman McNulty made a motion to approve the application for an amended site plan. Board Member Montesano seconded the motion. *Motion passed by a vote of 4 – 0.*

Chairman McNulty made a motion to adjourn the meeting for 10 minutes at 7:17 p.m.

Chairman McNulty called the meeting back to order at 7:27 p.m.

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

No one was present to represent the application.

- Chairman McNulty made a motion to approve the application for a wetlands/watercourse permit. Board Member Montesano seconded the motion. *Motion passed by a vote of 4 – 0.*

Meeting adjourned at 7:30 p.m.