

**PLANNING DEPARTMENT**

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**TOWN OF PATTERSON  
PLANNING & ZONING OFFICE**

**Planning Board  
July 28, 2016 Meeting Minutes  
Work Session**

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

Present were: Chairman Thomas E. McNulty, Board Member Ron Taylor, Board Member Robert F. Ladau, Board Member Michael Montesano, Richard Williams – Town Supervisor, Ron Gainer – Town Engineer, and Ted Kozlowski - Environmental Conservation Inspector

Sarah Mayes was the secretary for this meeting and transcribed the following minutes.

Chairman McNulty called the meeting to order at 7:03 p.m.

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

No new submission.

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

No new submission.

- 3. 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.

Jay Maxwell, the Applicant, is looking for direction on what he is allowed to do out on the site.

In order for Mr. Maxwell to do any new retail on the site, he would need to improve the driveway as it was conditioned in the driveway postponement that was granted.

Chairman McNulty suggested that he sit down with the Applicant and Supervisor Williams to go over the possibilities of what can be done out on the site and give the Applicant some guidance. Supervisor Williams stated that this discussion should take place at a Planning Board meeting and after the conditionally approved site plan is completed.

Chairman McNulty also suggested that the term “flea market” be defined within the Town Code. The Board discussed the differences between what constitutes retail operation and a flea market. One major difference was said to be that a flea market sets up every day and takes everything down each night and is removed from the site, while a retail operation does not.

**4. Centennial Provisions – Amended Site Plan – *Initial Review***  
**859 Fair Street**  
**Tax Map No. 23.13-1-15**

No one was present to represent the application.

The proposal is for an additional ±12,000 square foot, metal warehouse to be used for the expansion of the Applicant’s business as well as two leasable spaces, on the property located in the “I” Zoning District. To address stormwater, the Applicant is proposing rain gardens or level spreader. Since the area of disturbance is less than an acre, it is not required to do post construction stormwater controls, only an erosion control plan.

Supervisor Williams expressed a concern with how the proposed building will be accessed by potential leasees, as well as there not being adequate turning radius, vehicle parking and loading space. Supervisor Williams also would like to see the EAF show what has already been developed and then compare that to what is going to be developed.

Supervisor Williams is to get a Project Review to the Planning Board by the August 4<sup>th</sup> meeting.

The Planning Board will want to conduct a site walk on the property once the proposed building is staked out.

**5. Other Business**

**A. Mancon LLC: Wetland Determination**

Ted Kozlowski stated that he has communicated with Rob Cameron several times through email and on May 16<sup>th</sup>, 2016 gave instructions to not disturb the site until after the wetland determination and delineation was settled. A week after it was determined that it was a regulated wetland on the site, the area was mowed by the Applicant. Ted informed the Applicant, through an email, that he was not going to go out to, or discuss, the wetlands until they grow back from being cut down since by doing so, it affected the hydrological soils and indicators.

A completed wetlands application must be submitted for the application to move forward.

**B. S.A. Hebert Discussion**

Steve Hebert is still in court and was directed to give the Planning Board a plan by this meeting, which had yet to do. Chairman McNulty noticed a new sign erected on the property for a Farmer's Market, which Mr. Hebert did not receive a permit for. Supervisor Williams stated that he instructed the Code Enforcement Officer, Bob McCarthy, to issue a violation on the sign. Mr. McCarthy has also been issuing violations weekly to Mr. Hebert for the continuing violations on the property, as per the Court.

**C. General Business (GB) Revitalization**

Supervisor Williams met with someone from Main Street Alliance and had a conversation about them conducting an evaluation on Route 311 and Front Street, specifically, which they would then give to the state agency D.H.C.R. [Division of Housing and Community Renewal]. The Town could then apply for and funding from D.H.C.R. to help make improvements. Chairman McNulty expressed interest in applying for funding for infrastructure, such as public water and sidewalks.

**D. Open-Air Markets**

The Board had no further comments.

**E. Rural Character Discussion**

The Planning Board discussed the information they received from summer intern regarding "rural". Supervisor Williams directed the intern to research and define "what is rural" by both visual and written interpretation. Board Member Taylor stated that he would like to see more pictures of rural land and not just villages.

**6. Minutes**

The Planning Board will act on the June 30, 2016 and July 7, 2016 minutes at the August 4, 2016 meeting.

- Chairman McNulty made a motion to adjourn the meeting. Board Member Ladau seconded the motion. *Motion passed with a vote of 4 to 0.*

*Meeting was adjourned at 7:45 p.m.*