

PLANNING DEPARTMENT

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**TOWN OF PATTERSON
PLANNING & ZONING OFFICE**

**Planning Board
August 4, 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, Ron Gainer – Town Engineer, Ted Kozlowski - Environmental Conservation Inspector and Michael Liguori – Town Attorney.

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

Mr. Jay Maxwell was present.

Board tabled the application until the last item on the agenda in order to give Harry Nichols an

opportunity to arrive. Mr. Harry Nichols never showed up at the meeting.

A number of issues arose during the review of the amended site plan application: the flea market, car port, well, display area for selling used equipment, and the tent for tool sales area. The Planning Board requested that on the plans:

- A parking area for the flea market needs to be better defined.
- A sales area needs to be designated, with an office, for the sale of the used equipment, as well as a defined display area.
- The carport needs to be better defined, which would include the dimensions and square footage.

Mr. Jay Maxwell stated that the tent and Tool Man sales are now gone from the site.

Board Member Brady brought up the fact that a driveway postponement was granted to the applicant with the condition that there would be no new businesses located on the site. If any new business were brought in on the site, driveway improvements would have to be done.

The Planning Board requested that new plans without topography be submitted, in addition to a plan that shows the topography.

Chairman McNulty suggested that he, Supervisor Williams, Mr. Harry Nichols and Mr. Jay Maxwell sit down to discuss what can be done on the site.

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

Jamie LoGiudice, Insite Engineering, and Jamie Provenzano, the Applicant, were both present.

The proposed project is to utilize the existing septic system and not impede on any of the setbacks, which is a reason the proposed warehouse is located in the back of the property.

Ms. Jamie LoGiudice received the Town Planner's comments and will respond to those issues. Most of the issues were minor, just needing some additional information. One issue the Town Planner addressed was the use of the building. Ms. LoGiudice stated that there are three storage spaces within the proposed warehouse, one of which will be used, at this time, as additional storage for the applicant, with the option to lease the other spaces to similar uses. The Applicant, Mr. Jamie Provenzano, stated that he would utilize the space all the way to the right (furthest space within the building), giving potential leasees easier access to their spaces.

Chairman McNulty and Board Member Taylor expressed their concern about the maneuverability of trucks/tractor trailers and the flow of traffic to the building, particularly where the three overhead doors are located (along the front of the building). Ms. LoGiudice explained that there is enough room for a forklift to maneuver around the area in front of the overhead doors in order to take goods to or from the tractor trailers which are intended to remain in the loading spaces located to the south of the building.

Board Member Taylor questioned whether the Planning Board could limit the use of the site to future tenants since the potential of an increase of traffic on the site was possible. Mike Liguori suggested that the Board could look at either a generic warehouse calculation for traffic for the rest of the building which is to still be leased out or a stipulation that once a new tenant is identified, that he come back to the Planning Board in order to analyze the new traffic and the flow.

Chairman McNulty requested that the applicant put together a comparison of past use versus future use of the site, such as the difference in the number of deliveries and trucks on the site, in order to see any impacts. The Board also requested that the Applicant show stormwater management practices on both the plans as well as a more detailed description for the Short EAF. The Applicant is also to supply the Board with more details as to the look of the building, such as material to be used for siding, windows, doors and site lighting.

Board Member Taylor would like to see changes made on the application and the Short EAF as to the location of the project, which should be Patterson, not Carmel.

The Planning Board wants to conduct a site walk on the property once the proposed building, center line of driveway and the property line are staked out.

- Chairman McNulty made a motion that Patterson Planning Board act as Lead Agent upon receipt of the corrected Short EAF and application form. Board Member Ladau seconded the motion. *Motion carried by a vote of 5 to 0.*

5. Other Business

A. Mancon LLC: Wetland Determination

Nothing new has been submitted.

B. S.A. Hebert Discussion

Mr. Michael Caruso was and Mr. Steve Hebert were both present to represent the application.

Mr. Steve Hebert is currently in the Justice Court based on the status of the site still being reported as a contractor's yard. Mr. Hebert would like the Board to reconsider the imposed condition that he maintain a retention pond on the property that serves both his property as well as the other properties in the Robin Hill Corporate Park neighborhood, and whether there are any other alternatives to this condition. Michael Liguori suggested that the Applicant either go to the Town Board to see if the Town would be willing to take over the maintenance of the retention pond or to see if the Town would coordinate a petition to create a drainage district which would force the other property owners within Robin Hill Corporate Park to help with the cost of the maintenance.

Chairman McNulty stated that the Planning Board has not had any recent discussions with regard to the site since there have been no new submissions in over a year. When discussions last took place, the Board had issues with regard to: the retention pond, parking such as ADA parking, impervious surfaces, and the overall cleanup of the lot. The Lot is located in the Commercial (C-1) Zoning District and looks like an industrial lot with the equipment, lifts, construction scaffolding, materials stockpiled, and heavy machinery located throughout the site, which is not

permitted within the C-1 Zone. Chairman McNulty mentioned that he noticed a new sign on the property which did not receive a permit.

Mr. Michael Caruso asked that the Planning Board consider conducting a site walk in order to review what is left to cure in order to get Mr. Hebert site plan approval.

The Planning Board wants to verify whether or not it was determined if the area of disturbance on the site was less than an acre or not since stormwater regulations vary greatly. Mr. Hebert recalled that it was decided that it was under an acre of disturbance. The Board requested that Mr. Hebert submit a current review of the site, and what his end goal of the site is, from his engineer.

C. General Business (GB) Revitalization

Discussion is tabled as of now.

D. Open-Air Markets

Discussion is tabled as of now.

E. Rural Character Discussion

Board Member Taylor feels the Board should decide for themselves what they consider “rural” and define the term. Board Member Taylor offered to go around the Town and take pictures as to what he finds to be rural to discuss. Once the Board has come up with a definition they are happy with, they will get the public’s opinion on it.

6. Minutes

- Chairman McNulty made a motion to accept the June 30, 2016 and the July 7, 2016 minutes; Board Member Brady seconded the motion; Board Member Taylor abstained from the July 7, 2016 minutes. *Motion was carried by a vote of 5 to 0 for the June 30, 2016 minutes. Motion was carried by a vote of 4 to 0 for the July 7, 2016 minutes.*
- Chairman McNulty made a motion to adjourn the meeting. Board Member Ladau seconded the motion. *Motion passed with a vote of 5 to 0.*

Meeting was adjourned at 8:10 p.m.