

PLANNING DEPARTMENT

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**TOWN OF PATTERSON
PLANNING & ZONING OFFICE**

**Planning Board
August 25, 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 Edward J. Brady, Jr., Board Member Robert F. Ladau, Board Member Michael Montesano, , 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 7:01 p.m.

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

No one was present to represent the application.

The Planning Board conducted a site walk with Ron Gainer, Rich Williams and Mr. Jamie Provenzano on August 24, 2016. Board made a suggestion that the Applicant stretch the 15' concrete pad that runs in front of the three bays in order to give more room for pedestrian traffic.

Ron Gainer feels that the layout of the bay spaces should be modified by moving the overhead doors of the middle space and of the most northerly space together, and leave the south bay door where it is. This would make the middle space more accessible and they could just provide a turnaround for the last space. If Applicant does not want to make these changes, Ron Gainer feels that they should prove to the Board why it would not work.

Supervisor Rich Williams suggested that due to the grade between the proposed building and the cooler, a wall should be placed (on the northerly side: the side that the Papitto property is located).

Mrs. Jamie LoGiudice, Insite Engineering, responded to the Board's comments about the

architecture of the building. She feels that a metal skinned building would fit into the character of the neighborhood since all other structures on the surrounding sites are metal skinned as well.

Board Member Taylor expressed concern about maintaining a tree buffer between the building and the property directly behind. It was mentioned that the property behind the site is also zoned commercial which eased the concern that Board Member Taylor had about maintaining the tree buffer.

Board Member Taylor stated that the Application form had been corrected except for one spot where the location of the project needed to be changed from Carmel to Patterson.

2. South Patterson Business Park West - Site Plan Application – *Continued Review*
2067 Route 22
Tax Map No. 35.-4-63.2

No one was present to represent the application.

The newly submitted plans were a clean-up in response to Rich Williams project review issued on June 2, 2016. In the June 2nd review, Rich mentioned a sprinkler system for the building, but that was not an issue for the Planning Board to consider, just to serve as a curtesy to the Applicant.

Ron Gainer will review the newly revised SWPPP. Ron Gainer will also send out an email to the Applicant to let him know that a bond amount needs to be set.

It is unclear to Chairman McNulty where the Applicant and the DEC left off with regards to an easement issue.

3. Steve Sauro (Sauro's Deli) – Site Plan Waiver – *Initial Review*
1072 Route 311
Tax Map No. 3.20-1-5

No one was present to represent the application.

Applicant wishes to install a generator in the rear of the building. Chairman McNulty stated that his initial concern is the noise to the neighbor to the east of the property since the generator is being proposed in eastern corner of the property. To the rear of the property is a cemetery.

The Applicant will proceed to the Zoning Board of Appeals for anticipated side and rear yard variances once he meets with the Planning Board and gets a recommendation from them. Board Member Taylor stated that he does not have any objection to the placement of the generator.

It is unclear to the Planning Board whether the generator will run on diesel or natural gas.

4. Other Business

A. General Business (GB) Revitalization

Chairman McNulty suggested the possibility of bringing Crystal Loftler into a work session to discuss options the Town could take with regards to revitalizing the GB District along the Route 311 corridor, the Hamlet and Putnam Lake.

Board Member Taylor feels that, at some point, public input and reaction will need to be assessed for the potential changes to the GB Zoning District.

The Planning Board looked at the current Zoning Map to see where the GB Zoning District is currently located and where it could be extended. Currently, the GB Zoning District along the Route 311 corridor runs from Sauro's Deli up to Tractor Supply (does not include Tractor Supply). The Board wants to look into possibly extending the GB District from Route 292 to Route 22.

Board Member Ladau stated that along Route 22 there is potential to expand the GB Zoning District by taking advantage of the Patterson Woodbench property and the Mayfield property, both which are currently for sale, along with the Frantell Development site, the Frog Hill site and the Burdick Blacktopping site. He suggested that by combining these properties, a developer could then emulate the Armonk Center. Chairman McNulty and Board Member Taylor stated that if the lots were to be combined, the Town could use the unifying idea of a form based code to give an appearance that they are hoping to achieve; a village type feel. Board Member Montesano wants to find visual examples of what has been done in other towns to create the village feel in order to approach the property owners to show what the end goal would be. Board Member Ladau wants to continue to pursue looking into schools that have an architectural school, such as Pace or Columbia University, and present Patterson as a design opportunity. Chairman McNulty and Board Member Taylor commented on the fact that Rich Williams had reached out to Columbia University already and has not heard anything back.

Chairman McNulty suggested that since Steve Sauro is currently sitting on the Planning Board in Armonk and is also on the agenda for the September 1, 2016 meeting, that the Board discuss with him steps to possibly take in order to emulate what has recently been done in Armonk with the Armonk Center. The rest of the Board agreed that it would be a good opportunity to discuss the expansion of the GB Zoning District.

Chairman McNulty stated how the Board needs to get their vision for the GB District in focus and getting the Town Code to support that vision. Board Member Ladau offered to draw the village landscape that the Board has in mind.

Board Member Taylor stated that next month he would like to look at wetlands maps and the Town map, and come up with an overlay of the wetlands to the Town map. Board Member Montesano would like to see an overlay done for the Great Swamp. Chairman McNulty stated he would speak with Supervisor Williams about this.

D. Open-Air Markets

The Board had no further comments.

C. Rural Character Discussion

Chairman McNulty requested that the rural character discussion be removed from the agenda until a discussion of the Comprehensive Plan takes place.

5. Minutes

The Planning Board will act on the July 14, 2016, July 28, 2016 and August 4, 2016 minutes at the September 1, 2016 meeting.

- 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 7:54 p.m.