

**PLANNING DEPARTMENT**

P.O. Box 470  
1142 Route 311  
Patterson, NY 12563

Sarah Mayes  
Mary Schartau  
*Secretary*

Telephone (845) 878-6500  
FAX (845) 878-2019



**ZONING BOARD OF APPEALS**

Lars Olenius, Chairman  
Mary Bodor, Vice Chair  
Marianne Burdick  
Michael Carinha  
Stephanie Fox

**PLANNING BOARD**

Thomas E. McNulty, Chairman  
Ron Taylor, Vice Chair  
Michael Montesano  
Edward J. Brady, Jr.  
Robert F. Ladau

**TOWN OF PATTERSON  
PLANNING & ZONING OFFICE**

**Planning Board  
September 1, 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, Ted Kozlowski - Environmental Conservation Inspector and Michael Ligurori – Town Attorney.

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**

Jamie LoGiudice, Insite Engineering, was present.

The Planning Board conducted a site walk on August 24, 2016. Supervisor Rich Williams provided the site walk comments.

Mrs. Jamie LoGiudice stated that Mr. Jamie Provenzano would like to pursue pushing the proposed building back further on the property, which would necessitate the need for a variance for the rear yard setback. Mrs. LoGiudice will look into the possibility of expanding the 15' drive in front of the building to 20 to 25' wide and also creating a turnaround at the end by the last bay door, in order to create easier access to the last bay. A plan showing the new location of the proposed building has not been completed yet for the Board to review. Mrs. LoGiudice is trying to keep the area disturbance under the one-acre threshold to avoid the need of stormwater management practices since the site does not have the space or capacity for stormwater.

Lead Agency Notice is in circulation and is not due back from the other agencies until September 11, 2016.

Supervisor Williams suggested that since the application is already in front of the Planning Board, the next step would be to work out the details regarding relocating the proposed building and get on the next Zoning Board of Appeals agenda. Before the next Zoning Board meeting, there will be another Planning Board meeting at which the Planning Board can review the changes and then make a recommendation to the Zoning Board. This would save the Applicant a few weeks of time in the process.

Board Member Taylor expressed concern about screening the building in the back, especially if it is to move closer to the rear property line. He suggested that plantings be provided along the back of the building in order to provide screening from the property directly behind and any future development that might occur on that site.

Mrs. LoGiudice discussed the elevations and appearance of the building, which is a concern of the Board. Mrs. LoGiudice described the building as being two-toned brown with a metal roof and a concrete foundation where the floating dock is. It will be very similar in appearance to the building that is currently located on the property.

Chairman McNulty suggested rearranging the layout of three bays by moving the office entrances to the middle and northern bay next to each other in order to help with building access and traffic turnaround. This would help simplify the plumbing as well.

Board Member Taylor stated that the Board is in discussions on the Town Code and how the Code does not permit metal sided buildings. Board Member Taylor agreed with Mrs. LoGiudice that a metal sided building would fit into the neighborhood since it is in the Industrial Zoning District and there are several other metal buildings on adjacent properties.

Board Member Montesano requested that samples of materials and colors being used for the building be submitted.

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

Mr. Rob Cameron, Putnam Engineering, was present.

Mr. Rob Cameron will submit the proposed color samples for the building. The building will be two-toned: bronze colored mansard metal roof with matching windows and tan stucco.

Supervisor Williams pointed out the fact that the Applicant will most likely want to eventually put solar panels on the warehouse roof, which is not considered mechanical equipment. This could pose an issue regarding height limitations, so the Board should keep that in mind.

Chairman McNulty reiterated the fact that, at the previous meeting, the Board came to a decision that the proposed rooftop equipment for the offices was to be located to the front of the building and out of the sightline. There are to be no roof mounted mechanicals on the warehouse side of the building.

Chairman McNulty pointed out the fact that the trees shown on the elevations look taller than the 6 to 8' trees mentioned in the planting schedule. Mr. Cameron stated that he will fix it.

Supervisor Williams stated that a Wetlands/Watercourse Permit Application still needs to be filed for the project: He had checked the Town's files and one had not been submitted. Mr. Cameron will check his files to see if he had submitted one and if not, he will submit an application for the next meeting. The Board will need to review the application and set a public hearing for the wetlands permit.

Supervisor Williams asked if a DEC Wetlands Permit had been filed for since the project was taking place within the 300' buffer of the Bog Brook Unique Area and the SWPPP also acknowledged the need for one. Mr. Cameron had not filed and did not think it was necessary to file for a permit, but stated he would look into that to verify. Mr. Cameron stated that he was of the understanding that the DEC only needs to review anything taking place within 300' of the Bog Brook Unique Area, not require a Wetlands Permit.

Supervisor Williams requested updates from the other agencies involved. Mr. Cameron stated that he will address the comments that he has received so far, including from the DEP.

Ron Gainer requested copies of the draft easements for the properties in the back to be submitted for his review.

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

Mr. Steve Sauro was present.

Mr. Steve Sauro submitted a new plan to the Board, changing the location of the generator from the far right corner of the property to the far left corner of the property. He stated that it was more of an advantageous spot to locate the generator since all the utilities are on that side of the building. There is also currently a concrete slab that a dumpster is situated on, which the generator would also be placed. Mr. Sauro stated that by placing the generator in the newly proposed spot, he would want to expand the concrete slab and also repair the railroad tie wall and clean up the shrubbery in that corner. Bollards in front of the pad would be placed to help protect the generator and the dumpster. Mr. Sauro plans on putting a "No Trucks Past This Point" sign up at the corner of the building, prohibiting the trucks from going behind the building.

Mr. Sauro is looking into getting a 150kW generator but is unsure if he is going to use a used diesel generator or a new natural gas generator. If he chose diesel, he would still run a conduit for future gas.

Mr. Sauro 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.

Since the application is for a site plan waiver and not a site plan, the Planning Board can grant the application without Zoning Board approval for siting the generator within the setbacks. Applicant must still proceed to the ZBA to obtain required variances.

- Board Member Taylor made a motion to approve the requested site plan waiver which requested to place a generator on the property in the location shown on the plans submitted at the meeting on September 1, 2016. Board Member Montesano seconded the motion. *Motion was passed by a vote of 5 to 0.*

Chairman McNulty asked Mr. Steve Sauro to stay at the meeting to discuss the topic of “General Business Revitalization” under Other Business. Mr. Sauro agreed to.

#### **4. Other Business**

##### **A. General Business (GB) Revitalization**

Supervisor Williams stated that he has not been in contact with Crystal Loffler, Main Street Alliance, but has spoken with a gentleman from Main Street Alliance. Supervisor Williams explained that what Main Street Alliance is offering to do is evaluate the Route 311 and Front Street corridor and give their opinion on the condition and what the issue(s) may be. They then file a report with Department of Community Renewable. If the report is favorable to the Town, that will open the door for obtaining grants from that agency, and get money into the community. Chairman McNulty expressed that getting public water would be very valuable.

Board Member Ladau felt that since there is currently land available within Patterson, the Town could take advantage of the land and emulate the Armonk Center. Since Mr. Steve Sauro was involved with the Armonk Planning Board at the time the Armonk Center was in front of them, The Patterson Planning Board was looking for some guidance from Mr. Sauro on how to approach revitalizing the General Business District within Patterson. Mr. Sauro stated the infrastructure is very important and needs to be viable. Supervisor Williams stated that he has tried for several grants in order to secure money for sewer, water or studying revitalization, but most of that grant money was awarded to New York City.

Chairman McNulty asked Mr. Sauro about the use of form based code in Armonk. Mr. Sauro was not familiar with form based code but stated that there is an Architectural Review Board (ARB) and that every applicant (commercial property owner) that comes forward must adhere to a particular commercial streetscape: a certain lamp post, bench, plantings, paving stones, etcetera, which the property owner is responsible for financing. Supervisor Williams stated that the architecture and the streetscape are key to making the downtown area successful, which Mr. Sauro agreed to, but Mr. Sauro also stated that the demographics are also very important.

Chairman McNulty stated that Patterson has a lot of recreation to offer: the Great Swamp, the railroad and the ski slope, and is hoping that the bike trail will reach to Patterson, as well. Chairman McNulty questioned how to develop Front Street and the area to suit the recreational aspect of Patterson. Mr. Sauro stated that simple personal services are important: food, real estate/insurance office, hair and nail salon. Chairman McNulty is unsure if Patterson has the people to support that.

Board Member Taylor talked about the possibility of extending the GB Zoning District up to Route 22 along the Route 311 corridor. Supervisor Williams stated that a GB zoning district is used a lot to create a buffer between a commercial zone and a residential zone since the two can conflict with each other. As you get further away from residential areas, you can expand to more intense commercial uses, which in Patterson, are uses permitted in the Industrial Zoning District.

Board Member Taylor discussed the idea of a commuter/mixed use streetscape being the future vision for the Route 311 corridor, which would extend from Route 292 to Route 22. Supervisor Williams agreed with the idea of having the mixed use streetscape, but felt that the district should only be extended up to Tractor Supply. Board Member Taylor stated that a radius of a 10-minute walk from the train station to the point of destination should be factored in to determining where GB Districts should be located and how far they should extend.

Chairman McNulty brought up the possibility of creating a map that overlays the General Business Districts with a wetlands map. Supervisor Williams stated that there are a lot of variables when deciding what to show for wetlands: Army Corp wetlands, DEC vs Town wetlands, soil types, vegetation. The Board is looking for a map in order to help easily identify the areas which are developable. Supervisor Williams stated that when he worked on the Master Plan the first time, he created maps that showed what was buildable and what was not to help determine potential future buildout of the Town as far as housing, and that he can create that for what the Board is looking for, as well.

### **B. Open-Air Markets**

Chairman McNulty electronically distributed comments regarding open air markets and would like to discuss them at the next work session.

### **C. Metal Sided Buildings Discussion**

Supervisor Williams stated that when the Master Plan was redone, it tried creating a new vision for along Route 22: One that promoted an attractive streetscape that also allowed a reasonable amount of development. This was going to be achieved, in part, by not allowing metal sided buildings anymore: they get dinged up, banged up and rusted out. By the Board continuing to allow applicants to put up metal sided buildings, it is going against what the Master Plan's intentions are. Supervisor Williams expressed that he feels the Planning Board needs to decide whether or not it is appropriate for the Code not to permit metal sided buildings within the Town. Board Member Montesano stated that financially, metal sided buildings are more appealing to the applicant.

Chairman McNulty stated that he wants to be a business friendly community and to do so, the Board also needs to consider the financials of a business. He stated that there should be a happy medium with steel buildings: affordable and aesthetically pleasing. Chairman McNulty stated that by adding architectural elements to enhance a metal structure, such as stone work, it can enhance the appearance of the structure. Supervisor Williams agreed with Chairman McNulty and stated that was the intent of the Code, to make it architecturally aesthetic. Supervisor Williams stated that he does not want to create an architectural review board because there are architectural standards within the Code that applicants should adhere to.

Board Member Taylor questioned whether or not an ordinance protecting the ridgeline should be placed in the Code since that Board wants to protect it. Michael Liguori and Supervisor Williams both agreed that it should be placed in the Code. Michael Liguori suggested that at the next work session, he and the Board go through the Code and identify the architectural standards it has in place. Board Member Taylor wants to identify what the Board and Town are looking for as far as building standards, not just what it does not want.

Chairman McNulty discussed the idea of having applicants submit architectural renderings and building elevations for all future applications in order to help the Board more easily review the architecture of proposed buildings and whether or not it complies with the architectural standards of the Code. Michael Liguori suggested the Planning Board have a review document for the architecture of the building in order to help the Board determine what to look for and what questions to ask when considering the architecture and aesthetic of a building.

Supervisor Williams stated that he would like to re-evaluate the section of Code regarding Commercial Trade Operations, such as outdoor storage and large equipment currently being permitted.

## **5. Minutes**

- Chairman McNulty made a motion to approve the July 14, 2016 minutes; Board Member Montesano seconded the motion. Board Member Taylor abstained from the vote. *Motion was passed with a vote of 4 to 0.*
- Chairman McNulty made a motion to approve the July 28, 2016 minutes; Board Member Ladau seconded the motion. Board Member Brady abstained from the vote. *Motion was passed with a vote of 4 to 0.*
- Chairman McNulty made a motion to approve the August 4, 2016 minutes; Board Member Ladau seconded the motion. *Motion passed with a vote of 5 to 0.*
- Chairman McNulty made a motion to adjourn the meeting. Board Member Brady seconded the motion. *Motion passed with a vote of 5 to 0.*

*Meeting was adjourned at 8:43 p.m.*