



**Smith, Matthew (Gina Marie's Dance), 10 Commercial Ave, SBL#88.17-9-5.100, in GB zone.**

The applicant would like site plan approval to renovate the second floor of the building located at 10 Commercial Avenue. Gina Marie's Dance Studio would like to occupy 5770 sq. ft. of the second floor for her business. Interior and exterior renovations will be made to include a sprinkler system and fire separations from other building tenants as required.

Matt Smith was present for the meeting.

Dave Toder of Bolder Architecture, the applicant's representative, was present for the meeting.

Dave P: I know where we left off we did have some concerns about the parking and the safety of people walking in front of the garage.

Dave T: Dave B. did communicate that to me. The change that was made was to have a small pole with a chain at the corner of the building (this has been incorporated on the plan revision date 5/5/16). The correspondence received was about the Dance Studio drop off area and a desire for something more resistant to impact or solid.

Dave P: With the traffic that may go through there we would like to have something separating that walkway from the cars backing in and out.

Bill: If you could find a pneumatic strip, for cars entering and exiting the garages, like used in gas stations along time ago. The car would run it over and it dings so that people are aware vehicles are moving around.

Dave P: Both the buffer around the walkway entrance, from the drop off area and the pneumatic strip would be the best, in addition to the pole and chain shown on this map.

Peter: The biggest issue is this whole parking lot is undefined and that is because it is not paved. With that lack of definition and the distinctly different kinds of uses you have it is not such a great fit.

Dave P: That is our concern. With this being a lot of children we do not want them walking in front of the garage doors.

The Board would like to see a buffer to define the walkway of the drop off area. The Board discussed different options of delineating the drop off area, using planters perhaps.

Matt: We were thinking of putting those heavy plastic bright orange curb stops on each side to define the walkway. They are about 6 to 8 inches high. We would like to use these so that they can be removed during snow plow season.

The Board would like the curb stops pinned down and shown on the map.

Fred: I still think there should be more definition along Commercial Ave. so that you have an in and an out.

Matt: We have talked about that I don't know how many times and we cannot do that, it is too narrow.

Dave T: The curb stops are plausible because there isn't any traffic right near the building across the place, there just can't be because of the way it is used. If you are more concerned about bay (garage) 9 backing across then the curb stop is going to do a pretty good job of protecting because it is almost parallel (did not finish)

The Board discussed this parking lot.

Peter: Based on my experience the County Planning Board will make a mandatory restriction for channelization, always for large frontage and multiple uses.

Matt: I have a project that went to the UCPB a few years ago and they did not do that. They said the road was too close to the building.

Peter: Why are we not talking about paving?

Matt: They do not want paving there because of the runoff problem, that is why we had all of the problems downtown during storm Irene there is too much paving. People have been saying this for years and they just keep paving things.

Dave P: I do think the curb stops were a good suggestion but I just don't think that it is high enough to stop someone from driving through.

Dave T: The curb stops that have the hole for rebar you can potentially put some flags in for visibility. The curb stops will come out about 25 ft. from the building, but we cannot start them until 8 ft. from the building because of the door swing.

Matt: Again, there is no traffic going parallel to the building not since 1977.

The Board would like to see this depicted on the map. The applicant will continue to look for the pneumatic strips for the ground.

**Hudson Summit LLC, 52 Mayer Dr., SBL#95.12-2-7, in R ½ & R1 zone.**

The applicant would like a three lot subdivision. Two of the lots are for single family homes and the third the applicant would like to be dedicated to the Town.

The applicant was not at the meeting. Andrew Learn generated a letter regarding the stormwater pond which was forwarded to the owner. (See attached) The Board received the comment letter from neighbors and will review them at the public hearing next week. The applicant should clean up the pond before the Town accepts it.

**Vieira Sardinha Realty, LLC, Route 9W, SBL#96.1-4-18.241, in GB zone.**

The applicant would like siteplan approval to construct a 2,100 sq.ft. Dunkin Donuts Drive-thru restaurant with customary appurtenances.

Mario Sardinha, the applicant, was present for the meeting.

Patti Brooks of Brooks and Brooks Land Surveyors, the applicant's representative, was present for the meeting.

The Board reviewed revised maps, elevations and floor plan. Patti B. submitted a memo dated May 9, 2016 reflecting changes made to the site plan. (See attached)

The Board had concerns about the traffic flow and the stacking of cars which have been addressed on the site plan revision date March 17, 2016.

Patti: I have received a copy of the water district map from Andy and in accordance with the water district map the property is not located in the water district. However, I then investigated a little bit further because I said that is impossible because I know Rite Aid is in the water district and I know for a fact that this site has a 20 ft. easement going through it. The owner is also paying taxes for being in the water district. So I withdraw #7 on my memo.

The Board reviewed elevations with revision date of 4/6/16.

Andy L: The concern I have about the SWPPP and the area of reserve for future development; the SWPPP should be able to accomodate whatever stormwater practices you put in.

Patti: My understanding is that Brinner and Larios will consult directly with you on what you will be looking at.

Peter: Do you simulate a development there (on the reserve area) to do the review?

Andy: Yes.

Dave B. to Patti B: No subdivision is planned at this point.

Patti: Correct.

Dave B: A possible subdivision going forward?

Patti: Possible.

The maps should show the message board and ordering system on the map.

Patti: In regard to signage; right now for a single standalone business we are not allowed more than two wall signs which shall be located on the establishment's principle façade. In this particular instance we have road

frontage on both Route 9W and Wingate Way and the principle façade is the southerly façade. We have signage proposed on three sides of the building. We cannot exceed one square foot per three linear feet of the establishment's front building wall length or maximum of 50 square feet. We are looking to have 12 square feet on either end and 21.67 square feet on the large end. Staying within the 50 square feet we would need a variance for the third sign.

The Board discussed use variances and area variances. The Board agreed that more than two wall signs is a reasonable request and would give a favorable recommendation to the Zoning Board of Appeals.

Patti added an approximate location for the monument sign. Once the grading plan is completed a permanent the sign will be shown in its permanent place. A height variance may also be needed due to the elevation of the road next to this property.

Patti: Until we get the final grading plan we know we want a sign along the roadway, we know that it may be possible to berm and maybe put the sign on top of it. Also on the plan there are multiple different types of directional signs. The code says one sign at each point of access in the lot for internal direction shall be permitted at 2 square feet per face. The signs they have are already 2.75 sq. ft. Mario (applicant) and I will sit down and put together a sign plan.

Bill requested another island to prevent traffic from going straight north when they enter from Route 9W. Patti will widen that area when she does the fire truck turning radius which will make it easier to put a blockade in that area.

Dave B: Is the Department of Transportation (DOT) okay with this?

Patti: Yes, what DOT does not want is any cross access from the parking lot.

The Board anticipates lighting and signage updates for the next meeting.

## **Old Business**

### **Highland Self-Storage, 3663-3667 Route 9W, SBL#95.2-2-34.100 & 95.2-2-6.100, in GB zone.**

The applicant proposes demolishing an existing commercial office building, previously a residence, and construction of two self-storage buildings with a footprint of 37,100 square feet and total square footage of 89,300 square feet. The proposal includes a phasing plan, with Building 2 commencing construction upon 75% occupancy in Building 1.

The two tax parcels will be consolidated to create one new 8.63 acre lot.

Patti Brooks of Brooks and Brooks Land Surveyors, the applicant's representative, was present for the meeting.

Andrew Learn with Morris Associates, the Town Engineer, has some concerns about the pond that is shown on the plan. Side slopes are quite steep which is a safety issue if someone were to fall into the pond it would be hard to get out. Another issue he spoke about was the fact that equipment will need to get down there so how it will be accessed needs to be shown. Access to the stormwater pond will be shown on the next submittal. The Board would like to see a fence put around the pond.

Andy L. (Morris Associates) had submitted a comment letter dated May 6, 2016. Andrew Willingham of Willingham engineering submitted a memo dated May 9, 2016 acknowledging Morris' comments. Patti Brooks submitted a memo dated May 19, 2016 acknowledging Morris' comments as well. (All memo's attached)

Discussions:

The applicant will need to prepare a map, plan and report in support of this application. The applicant will have to extend the water line to their property line.

Patti: At this point in time because there is no development and everybody's wells are fine we are going to end it at the property line.

The Board discussed the phasing of the plan and the second building. All landscaping for the site will be done at the same time, after phase 1, to ensure the site looks nice between phases. Patti B will eliminate the landscaped up-lighting on the plan (as it is prohibited (100-27.D.2)

Access to the storage will be 24 hours for those who have a storage unit.

Andy L clarified his point number 18 under stormwater.

Andy: This is an underground infiltration system, like a septic system, the issue that I have is there is a possibility of sediment getting in there before the concrete is installed. I just want to make sure that is taken care of. Ideally you keep the water out of there until everything is paved.

Revised building elevations were submitted with a new color scheme. Dave B. suggested putting the color serial numbers and information on the map. Some discussion on the roof color, it is believed to be tan but will be verified.

Patti: The applicant would like the option to store fully registered, insured vehicles in the larger exterior units. There are standards that must be met to store vehicles such as disconnection of the battery, & draining (did not finish) there is a whole process.

Dave B: This is all inside storage.

Patti: Yes. They will only be inside the building in the few larger units. They could store boats also. It is a law that all of the fluids are to be drained. There are twelve 10' x 15' units so that would be the maximum. Additional details reviewed on the attached memo.

The Board would like to know where the compressors are going to be located and how they are going to be shielded.

Patti: I was wondering if the Board would consider circulation of notice of intent to be Lead Agent in the SEQR review, if this could be circulated to the Ulster County Planning Board and if the Board would consider scheduling a public hearing to be held at the June 23, 2016 meeting.

Andy L: I think they have addressed most of my comments. I will have questions on the SWPPP but I do not think that is an issue with declaring Lead Agency or circulation to the Ulster County Planning Board. The Board anticipates setting the public hearing next week for the June meeting.

### **Walker, Desmond, 3945 Route 9W, SBL#95.4-1-18, in 1.5 HBD & R1 zone.**

The applicant would like to move his currently established business, Ultimate Auto Inc., from 512 Route 299 to a new location at 3545 Rt. 9W.

Ulster County Planning Board comments addressed.

Wesley Walker, the applicant, was present for the meeting.

Lou DuBois, the applicant's representative, was present for the meeting.

The Board reviewed comments submitted by Lou D. (See attached)

Lou: As far as the lighting there is only going to be one pole light and that is shown on the map with the specification of the light. There is an existing sign in the Right of Way; the DOT will not take any action until the Town approves the site. Currently all of the drainage goes to the south and into the Creek. We cannot do anything with this. We cannot disturb this or dig it up too much; we can only dress it up a little bit. The creek is not on this property we are 38 ft. from the creek.

Peter What they are concerned about is if any gas or oil or antifreeze comes out of the cars and if it is not a paved area it is going to go into the ground and migrate.

Lou: Paving would only accelerate the flow to the road.

Peter: There is no way to direct into a sewer or something.

Lou: There is nothing there.

Andy L: It is 38 ft. now can you give a little more room maybe 50 ft. from the cars to the stream?

Due to the fact that the (UCPB) Ulster County Planning Board's comments were so substantial the public hearing was not opened last month.

Neighbors will be re-noticed in the future for the public hearing.

Lou suggested meeting with the UCPB to discuss this application, which he will do in the upcoming week.

The Board will review again after Lou Dubois meets with the UCPB.

## **New Business**

### **Cusa Builders 6 lot subd., N Elting Corners Rd, SBL#87.1-1-3.200, in R1 zone.**

The applicant would like to develop this 23.25 acre of land into 6 residential lots.

The Department of Environmental Conservation has signed off on the limits of the wetlands.

Paul Cusa, the applicant, was present for the meeting.

Louis DuBois, the applicant's representative, was present for the meeting.

The Board reviewed Preliminary subdivision maps for this 6 lot subdivision. The wetlands have been flagged and buffered with certification from DEC (Department of Environmental Conservation) stating this proposal is in conformance with their regulations. The map shows the location of the proposed septic systems which need to be designed. This next week they will be digging holes for the septic perc tests. Paul C met with Rich Klotz, Highway superintendent to discuss the driveways. Paul will keep Rich updated with driveway changes. The Board would like to see the contours and driveway grades on the map. Lou will do the bulk requirements table calculations and add it to the map.

Andy L: With a 6 lot subdivision and looking at just the size of the septic alone you will be over the one acre disturbance you will need to apply for a SPEDES permit and probably a sediment and erosion control plan.

Lou: We will also be doing one test well for this application.

The Board anticipates updates.

## **Administrative Business**

The Board reviewed the UCPB comments on the proposed PRD zone changes. (See attached)

At last night's Town Board meeting the Board moved to pass the moratorium on commercial solar applications. The Planning Board anticipates the Solar Model Law from NYS. (UCPB comments are attached.)

A **Motion** to adjourn was made by Fred Pizzuto, seconded by William Ogden. All ayes 7:30pm