



## **Closed Public Hearings**

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

Patti Brooks, the applicant's representative, was present for the meeting.

Andy L.: Andrew Willingham, the applicant's engineer, has answered just about all of my previous comments in a memo dated July 13, 2016. There are some outside agency approvals still needed but that can be conditioned, if the Board chooses to. My office is working on the Map, Plan & Report for the Water connection. Terresa Bakner has crafted the stormwater maintenance agreement so the applicant has that. The only plan change needed is making sure we get the specific fire hydrant on their plans.

This application had been circulated for SEQRA lead agency but, there were no comments in this regard.

Patti B: Next week we will be hoping for a SEQRA determination and conditional approval. The Department of Transportation (DOT) is still working on where they want to place all of the signage, but they need a SEQRA determination before they can go any further in their review.

Patti submitted a colored landscape plan.

## **Old Business**

### **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.

Patti Brooks, the applicant's representative, was present for the meeting.

Patti: I am still waiting for the engineers comments and to address the issues that Andy has. We have made a change in narrowing the aisle between the parking area, the aisle will now be 20 ft. and the entrance will be 28 ft. wide. We added the curbed deterrent off of the Wingate Way entrance and a new lighting plan which fits in better with the country charm of this design. We are still a work in progress and do not expect to be on the agenda next week. Updates will be submitted for the August workshop.

Carl: Maybe a traffic study should be done for the area near Argent Drive, considering this is not just the Duncan Donuts but there is the other half of the parcel to think about as well.

The Planning Board anticipates a conceptual plan for the other side of the parcel and that should include a traffic study.

## **Old Business**

### **MCBS DG Highland LLC, 3584-3594 Route 9W, SBL#88.17-6-25.110, 15.110 & 16.110 in GMU zone.**

It is the intent of the applicant to create a subdivision first to allow conveyance of the separate parcels and for Taco Bell and Dollar General to proceed for final site plan approval.

Two of the parcels with frontage on Route 9W will be created to allow the existing Burger King and M&T Bank to exist on separate lots. Although these two parcels are on a separate tax map parcel, they are still within the title of other lands and have long term leases. The other three proposed lots with frontage on Route 9W are for new construction; lot 6 (.4 acre) for future consideration with no specific business at this time, lot 3

for a proposed Taco Bell with a drive thru window and lot 4 for a Dollar General store. Lot 4 currently has two commercial buildings that will be removed. The remaining lands, lot 5 (18.1 acres), will be for a future multi-family housing for 60 units.

The applicant anticipates a full environmental review under SEQRA will be conducted for a complete build out of all 6 lots with subdivision approval.

The Board reviewed a letter of intent from the applicant.

Preliminary subdivision and preliminary site plan maps dated July 11, 2016 were reviewed by the Board.

John Joseph, the applicant, was present for the meeting,

Heather Gabriel with Medenbach & Eggers, the applicant's representative, was present for the meeting.

Heather: There are a total of about 22 acres that we would like to subdivide into 6 lots overall. If you are in agreement with the plan here we would like to get subdivision approval first, do the environmental for the whole project and then go forward with site plan approval for the Dollar General and the proposed Taco Bell. Then we were going to do the multi-families after these two lots were completed.

Terresa: What we had discussed was the need to make sure that we covered in the environmental review the eventual uses on the lots that you are creating. So we would need a conceptual plan, not that it would be binding because you would have to come back and look at it from a site plan perspective, with more specifics. That would give us the number of cars for traffic, the peak times, so you can identify it as retail, fast food or multi-family rental, multi-family housing, whatever specifics you can give us so that you can do the traffic study which is going to be key. Even with the multi-family you can do a visual analysis (say how you are going to do to address visual impact, such as certain colors or keeping it below a certain topographical level). The subdivision is just a small part of that with the additional conceptual they can actually do the SEQRA review. We also discussed the pond area, which is a substantial area of green space. We want to do what we can to give you credit for preserving the green space as part of the environmental review.

Andy L: My main concern is going to be the storm water; even the small lot you are creating, because it is all part of the same plan, will require a NYS SPDES (State Pollutant Discharge Elimination System) permit for Stormwater Discharges from Construction Activity. The Highway superintendent has already mentioned to me that he has concerns back there. (Not sure specifically where)

Terresa: You may want to look at having some shared storm water facilities for those smaller adjoining lots.

Terresa: SEQRA requires that we look at the environmental impact of not only the subdivision but what you are going to build conceptually. You will need to provide us with a lot of information about that so that we can take a conceptual look at it as part of the subdivision approval.

Heather G: We are planning on doing a traffic study and all of that.

John J: If I let the subdivision go until the spring we will have a very good handle on all of the information needed.

Terresa: Keep an eye on the animal wildlife, there is only certain times of year that you can do certain things. The applicant will check if this project has wetlands on it and what type.

The applicant will need to submit a coastal assessment form.

The Board reviewed proposed elevations. The plan is to match the colors from the proposed Taco Bell with the proposed Dollar General. The Board suggested earthtone colored brick. The applicant will bring in a sample board of brick colors.

The applicant has had discussion with the Town as far as taking over new roads that will access these properties. Applicant is not certain yet if these will be private roads or Town roads.

The Board would like to see Department of Transportation comments regarding entrances and exits.

Terresa: Once you have your conceptual plan, you can fill out the full environmental assessment form, send that in so that they can start the process of declaring themselves lead agency.

## **Old Business**

### **Highland Assisted Living at Village View (former New Village View), 1, 7, & 9 Grove St, SBL#88.69-1-10, 11, & 12 in R1/4 zone.**

This project consists of a 13,150 sq. ft. expansion to an existing assisted living facility. The expansion will allow for 34 additional beds. There will be a total of 33 parking spaces provided. The proposed expansion will continue to utilize existing central water and sewer facilities.

Feb. 17, 2016

1 Grove, 7 Grove, and 9 Grove Street were re-zoned from CB to R 1/4.

July 2016 - New submittal with name change (formerly New Village View) to Highland Assisted Living Center at Village View.

This application is for site plan approval and lot line revision.

Stuart Mesinger with The Chazen Companies, the applicant's representative, was present for the meeting.

Anthony Trochiano with Pietrazak & Pfau, the applicant's representative, was present for the meeting.

Dave P: Before we begin with the review there is an issue with the fence in the rear of the building that is of some concern. The applicant was asked to repair, fix or replace the fence and it appears that has not been done. (Letter of concern from an abutting neighbor is on file.)

The Board reviewed a preliminary site plan revised 7-6-16 and revised preliminary grading plan dated 7-6-16. The applicant discussed the grading of the site and how they would like to remedy some of the sloping grade. They would like to lower the grade in the front for direct access into the first floor of the building. The applicant noted that a lot of site work and elevation change needs to go into this project to get it to where they want it. One side of the building will have a three story look with direct access into the basement which is proposed to be used for storage.

Peter: This project would probably run a lot smoother if you try not to exceed the coverage. We cannot do anything about the coverage and you are proposing more coverage than is allowed.

Stu M: Assuming we are not able to meet the coverage at what point would you make the referral?

Terresa: It would be a good idea to spend a substantial amount of time with the Planning Board. My advice is that you do not want to be in a position of asking for maximum lot coverage that is double what is allowed. Work with us (the Planning Board) until you know specifically what you need and then we will refer you to the Zoning Board of Appeals.

Andy: Is it still the case that you will not be disturbing more than an acre?

Anthony T: Yes, it will be less than an acre of disturbance.

Andy: Then you will not be required to get SPDES permit coverage or prepare any kind of storm water management practice.

Terresa: So all they need is a soil erosion sedimentation control plan, they do not need a SWPPP.

Anthony T: Beyond the thresholds of state, just good practice, we are going to prepare for storm water collection.

The Board discussed the possibility of waiving some parking spaces or possibly banking them as green space if needed for future use.

Terresa reminded the applicants to keep in mind the area needed for aerial apparatus on fire trucks as they revise their plan.

Bill: In the end you may need a sturdy/privacy fence around the property.

Terresa B. suggested the applicant send out their notice of intent to be lead agent with a full Environmental Assessment Form to get comments ahead of time. Stu M: We did speak to the fire department a while ago and their main concerns were with the interior systems as opposed to the exterior systems.

The applicant will get their whole package together for further review.

## **Extended Public Hearings**

### **Hudson Summit LLC 2016 (3 lot subd.), 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 Board is waiting for revised maps to include two additional catch basins. The pond should also be maintained before the Town will accept it.

Terresa will contact the applicant's attorney to see when they are coming back with a revised plan to include the additional catch basins.

## **New Business**

### **Faison, Donnell, SUP; 22 Tano Dr, SBL#87.20-1-15, in R1/4 zone.**

The applicant would like approval for a 506 square foot accessory apartment in his existing home.

The applicant recently bought this house, currently the basement is just a basement. They would like to convert this space into an accessory apartment.

The applicant submitted a revised draft of the floor plan for the accessory apartment. The revised square footage is 767 sq. ft.

The Board will consider waiving the additional square footage.

The Board asked for a map revision to include the utility room entrance as being accessible through the owner's portion of the house not the accessory apartment. The applicant will revise his floor plan.

## **Administrative Business**

The Board discussed the drafting revisions to the Solar Ordinance.

The Board discussed a maximum square footage for roof mounted panels and other criteria to be met for installation. If criteria are not met a special use permit will be required with Planning Board approval. The Board discussed 600 sq. ft. as the maximum size, after that a special use permit will be needed.

Placement of ground mounted panels was discussed including size and location placement and Planning Board approval. Consideration of solar panel placement will be appearance, setbacks and bulk coverage. The Board is considering no solar panel placement in front yards.

Bill will revise his draft on Solar Ordinance.

Joanne \_\_\_\_\_ with the (ECC) Environmental Conservation Council: When you talk about solar panel installation the ones from Germany are going to be the best, they are able to absorb more with less of a glare effect. Roof installation and ground installation should be permitted. You do not want to limit people from solar power. Each property is different and that should be considered if they want to go with cleaner energy. The Board discussed solar use in Ag. Districts, again over 600 sq. ft., Planning Board approval is required.

A **Motion** to adjourn was made by Lawrence Hammond, seconded by Fred Pizzuto. All ayes. 7:31pm