

**HAMPTONBURGH PLANNING BOARD
REGULAR MEETING**

THURSDAY, FEBRUARY 6, 2020

A Regular Meeting of the Planning Board was held Thursday, February 6, 2020 in Town Hall, Bull Road, Campbell Hall, NY.

Those members present were: Mr. Arnold, Mr. Calogero, Mr. Campanale and Chairman McCloud. Mr. Cawein was absent.

Town consultants present were: Planning Board Attorney David A. Donovan and Town Engineer John Russo.

Chairman McCloud opened the meeting at 7:00 p.m.

MOTION offered by Mr. Arnold, seconded by Mr. Calogero, to accept the Planning Board regular meeting minutes of January 2, 2020 as submitted. Motion carried with all voting in favor.

MOTION offered by Mr. Arnold, seconded by Mr. Campanale, to accept the Planning Board public hearing minutes of January 2, 2020 as submitted. Motion carried with all voting in favor.

CULLEN

GROD Review, NYS Route 208
Section 13, Block 1, Lot 170.1

Jim Dillin, the applicants' representative, presented the application before the Board.

MOTION offered by Mr. Arnold seconded by Mr. Campanale, to grant **GROD** approval for a single family residence on property owned by William and Jessica Cullen, located on NYS Route 208 and identified on the Town of Hamptonburgh Tax Map as Section 13, Block 1, Lot 170.1. Motion carried with all voting in favor.

PARADISE RIDGE CORP.

GROD Review, Howell Road
Section 16, Block 3, Lot 1

Jim Dillin, the applicant's representative, presented the application before the Board.

Mr. Arnold inquired if the driveway cuts through shale.

Mr. Dillin stated that it does.

MOTION offered by Mr. Calogero, seconded by Mr. Arnold, to grant **GROD** approval for a single family residence on property owned by Paradise Ridge Corp., located on Howell Road and identified on the Town of Hamptonburgh Tax Map as Section 16, Block 3, Lot 1. Motion carried with all voting in favor.

150 NEW WOOD

Site Plan, Neelytown Road
Section 1, Block 1, Lot 8.22

Correspondence received since last meeting:

- NYS Parks, Recreation Historic Preservation dated December 31, 2019 with report entitled "Phase I Archaeological Investigation for 150 New Wood, 120 Neelytown Road", prepared by Tracker Archaeology, dated December 2019.
- MJS Engineering dated January 21, 2020.
- Building Department dated January 28, 2020.
- Hamptonburgh Neighbors' group dated January 29, 2020.
- Lanc & Tully review letter dated February 5, 2020.
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Mr. Dillin, the applicant's representative, stated there are no changes to the maps.

Discussion pertaining to the traffic study occurred. Town Engineer Russo suggested that Mr. Dillin have their traffic study consultant, Provident Design Engineering, discuss the project directly with Simco Engineering.

Discussion pertaining to a noise study occurred. Town Engineer Russo stated that the study should also include background noise from 120 Neelytown Road. Planning Board Attorney Donovan stated that a noise analysis will give a baseline objective to the current noise to give the Board information to extrapolate out what the limitations will be at 150 New Wood.

Mr. Calogero stated that the applicant may want to consider lower frequency beepers for on-site equipment.

Mr. Arnold inquired how the mulch pile to the back left on 150 Neelytown that is not shown on the site plan will be managed.

Dan McNielly stated that they must adhere to DEC guidelines. The mulch piles are removed every July. The mulch piles are moved near the colorizing building and then are shipped out. The colorizing operation does not occur in the winter months due to the possibility of the pipes freezing.

Mr. Dillin stated the mulch pile will be delineated on the site plan.

Chairman McCloud inquired about the box cars/trailers that are parked.

Mr. Dillin stated that they can be shown on the site plan.

Mr. Campanale stated that the work hours of 24/7 is what concerned people. He noted that 120 Wood will not be changing hours for any of its operation and 150 New Wood will be an indoor operation.

Mr. McNielly stated that the existing operation will continue as it currently operates. The assembly operation will be moving to the new building. Trailers will be used to move the raw material to the assembly building. A trailer load of materials is enough to keep assemblers currently busy for a day (shift).

RDM WAREHOUSES

Site Plan/Subdivision, Neelytown Road
Section 1, Block 1, Lot 6

Correspondence received:

- Orange County Department of Planning dated January 6, 2020
- Engineering & Surveying Properties dated January 22, 2020
- Application for subdivision.
- Building Department dated February 3, 2020.
- Lanc & Tully review letter dated February 3, 2020.

Charles Gottlieb, representing the applicant Isaac Newman, presented the history of the project before the Board with the addition of the subdivision, discussed County referrals and public hearing scheduling.

Jay Samuelson, the applicant's representative, discussed the changes made to the plans per Lanc & Tully's previous review letter, the pump study, the traffic study and architectural renderings. The buildings will be built to code, no variances will be needed.

Town Engineer Russo stated that a secondary access is required per the fire code.

Mr. Samuelson stated that it will be impossible to go through the wetlands for a secondary access and will discuss with the Building Inspector.

Town Engineer Russo reviewed Lanc & Tully's written comments.

Mr. Samuelson stated the buildings will have sprinklers and a water tank will be constructed on the premises; no signs are proposed but will speak with the applicant about generic signs; and additional landscaping will be added as requested.

Town Engineer Russo stated that the traffic study noted that the road was structurally fine visually. The Highway Department requested more information on the borings, what the road can handle structurally and the impacts of additional truck traffic. The culvert on Neelytown Road (approximately 255' northeast of the Eager Road intersection) needs to be studied.

Chairman McCloud inquired about hours of operation.

Mr. Samuelson stated that they don't have identified users and would like to keep the hours of operation at 24 hours, 7 days. He spoke to their noise consultant – noise was analyzed at three different locations (on site, the intersection of Eager Road and Neelytown Road, and Maybrook Road). All ambient noise levels were similar. The measured sounds of trucks and beepers was less than 1/3 of what the ambient noise is averaged for the day. Overnight ambient levels were 3-5 decibels lower than during the day.

Mr. Calogero questioned why the levels for overnight were lower and stated that it's the high frequency that is waking people up.

Mr. Gottlieb stated that they will review with their noise consultant. The impacts that are assessed now based on 24 hours/7 days a week will be the most conservative analysis.

RDM WAREHOUSES, cont'd.

Mr. Calogero stated that the noise study does not take into effect the noise of a truck going down the road at 2:00am.

Planning Board Attorney Donovan will research hours of operation and the impact on neighbors' enjoyment.

Mr. Campanale noted his concern of approving a 24 hour/7 days a week operation without knowing the type of business.

Mr. Samuelson stated that it's just a shell for a warehouse facility – no manufacturing.

REORGANIZATION

Chairman McCloud nominated Mr. Noel Arnold as Vice-chairman.

MOTION offered by Mr. Calogero, seconded by Mr. Campanale to appoint Mr. Arnold as Vice-Chairman. Motion carried with all voting in favor.

MOTION offered by Mr. Calogero, seconded by Mr. Arnold, to adjourn the Planning Board meeting at 7:55 p.m. Motion carried with all voting in favor.


Jean Lord, Planning Board Secretary