

**HAMPTONBURGH PLANNING BOARD
REGULAR MEETING**

THURSDAY, MARCH 5, 2020

A Regular Meeting of the Planning Board was held Thursday, March 5, 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 Arthur R. Tully.

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

FINI, NEW GEN CONSTRUCTION

GROD Review, Sarah Wells Trail
Section 14, Block 3, Lot 14.5

Salvatore Fini presented the application for construction of a single family residence to the Board stating that a building permit was issued in 2006 and withdrawn. He would like to purchase the lot and build a home. Plan changes are to the elevation of the residence (noted in the red outlines on the site plan); the well, septic, house and driveway locations were previously approved and will stay the same.

Mr. Arnold stated he did a site walk a few years ago and noticed wetlands in the middle of the property and inquired if the water is still there.

Mr. Fini stated that the water is still flowing now. The site plan shows stone filled drywell to remedy that situation. The foundation will not be affected.

Town Engineer Tully inquired if drainage, grading, wells and septic on this plan were different than what was originally approved and the status of a driveway permit.

Mr. Fini stated that the only modification to the property was when they took out a road opening permit they filled the first 30' of that driveway as indicated on this plan. He also stated that he spoke with Mike Carroll at the County and he stated that a driveway permit was granted previously and should not be an issue to grant one now.

Mr. Calogero inquired about the garage.

Mr. Fini stated it will be a side entry and the driveway will be 30' longer to service the side entry garage.

MOTION offered by Mr. Arnold, seconded by Mr. Calogero, to grant **GROD** approval for a single family residence on property owned by Armando and Antonia Mastrantoni, located on Sarah Wells Trail and Husletown Road and identified on the Town of Hamptonburgh Tax Map as Section 14, Block 3, Lot 14.5. Motion carried with all voting in favor.

MOTION offered by Mr. Arnold, seconded by Mr. Calogero, to accept the Planning Board minutes of February 6, 2020 as submitted. Motion carried with all voting in favor.

150 NEW WOOD

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

Correspondence received:

- Simco Engineering dated February 2 and February 28, 2020
- MJS Engineering, dated February 19, 2020
- Provident Design Engineering , dated February 21, 2020
- Lanc & Tully Engineering & Surveying, dated March 4, 2020

Jim Dillin, the applicant's representative, provided traffic study information and stated that a noise impact study was ordered on February 24, 2020 from Tim Miller Associates. He also stated that pursuant to Lanc & Tully's review letter item #3 granting RDM easement across the McNielly (150 New Wood) property that no easement has been or will be granted.

Mr. Calogero stated that the noise study completed by Tim Miller Associates for RDM did not have an evaluation for traffic noise and inquired if that should be done for both daytime and nighttime noise levels.

Town Engineer Tully stated that he will reach out to Tim Miller Associates with Planning Board concerns for both onsite and offsite traffic noise.

Chairman McCloud stated that the Planning Board would like to reach out to Aurora Acoustical Consultants to review the sound studies.

No further action was taken.

Planning Board Attorney Donovan stated that RDM Warehouses gave notice to be removed from tonight's agenda.

MOTION offered by Mr. Arnold, seconded by Mr. Campanale, to adjourn the Planning Board meeting at 7:16 p.m. Motion carried with all voting in favor.

Jean Lord, Planning Board Secretary