

**HAMPTONBURGH PLANNING BOARD
REGULAR MEETING**

THURSDAY, NOVEMBER 5, 2020

A Regular Meeting of the Planning Board was held Thursday, November 5, 2020 via zoom in accordance with the applicable Executive Orders heretofore issued by the New York State Governor Andrew Cuomo suspending certain provisions of the New York State Open Meetings Law.

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

Town consultants present were: Planning Board Attorney David A. Donovan, Town Engineers Arthur R. Tully and John Russo

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

MOTION offered by Mr. Arnold seconded by Mr. Cawein, to accept the Planning Board minutes of October 1, 2020 as submitted. Motion carried with all voting in favor.

MECFEN CONTRACTING CORP.

GROD Review, Route 207
Section 7, Block 1, Lot 109

Frank Nutt, Jr., presented the application before the Board for a 2,600 sq.ft. Colonial on Lot #8 next to the Gremlt Fairway Estates subdivision. He is asking permission from the Board to remove some trees that are "troubled" and replace them with 10-12 maple and cherry trees planted on the property line.

MOTION offered by Mr. Cawein, seconded by Mr. Arnold, to grant **GROD** approval for a single family residence on property and remove/replace trees on property owned by MecFen Contracting Corp., located on Route 207 and identified on the Town of Hamptonburgh Tax Map as Section 7, Block 1, Lot 109. Motion carried with all voting in favor.

HAMILTON

Site Plan, Route 207
Section 5, Block 6, Lot 2.1

Correspondence received:

- Letter James A. Dillin with revised plans dated October 20, 2020 & water analysis prepared by OCL Analytical Services dated 12/11/2019
- Lanc & Tully review letter dated November 3, 2020.

James Dillin, the applicants' representative, summarized the history of the property. He stated the application is calling to re-instate the site plan approval from 1997 for the use of an antique shop on the first floor. In answer to Lanc & Tully's review letter the following was stated:

- Bulk tables – using two different uses within the zone which both are allowed. The most stringent use was chosen. No changes have been made.
- Circular roadway encroachments will be removed. The physical gravel driveway will remain but not used. Landscape buffers will be added along property lines.
- Additional parking will be added and parking lot paved and provide handicapped access to the building.
- State entrance – no modifications or changes will be made.
- An analysis of the septic system will be provided.

HAMILTON, cont'd.

Mr. Arnold inquired about the size of the parking spaces stating that they are 8'x18' and should be 10'x20'.

Mr. Dillin stated he would look into the calculations.

Mr. Campanale stated that the building is for sale and inquired if it is for sale as an antique store.

Mr. Dillin stated that it is for sale and that if the retail use changes the Building Inspector would make a determination to send it to the Planning Board.

Planning Board Attorney Donovan stated that a referral to the Zoning Board of Appeals is not required.

MOTION offered by Mr. Cawein, seconded by Mr. Arnold, that the Hamptonburgh Planning Board, as Lead Agency, notes that the project presents no significant environmental impact, therefore the Board issues a **negative declaration** on the unlisted action thereby ending the SEQR process. Motion carried with all voting in favor.

MOTION offered by Mr. Arnold, seconded by Mr. Calogero, to waive the public hearing in accordance with §150-16E(5) of the Code of the Town of Hamptonburgh. Motion carried with all voting in favor.

MOTION offered by Mr. Campanale, seconded by Mr. Arnold to **grant conditional approval** to the site plan application of Paul and Saba G. Hamilton for property identified on the Town of Hamptonburgh Tax Map as Section 5, Block 6 Lot 2.1 contingent upon compliance with comments by the Town Engineer and Planning Board Attorney. Motion carried with all voting in favor.

RDM WAREHOUSES

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

Correspondence received:

- Michael F. Monteleone, SIMCO Engineering, dated 10/7/2020.
- Orange County Department of Planning review dated 10/13/2020
- Jay Samuelson letter dated 10/21/2020, revised plans dated 10/20/2020, Provident Engineering letter dated 10/20/2020
- Nancy Ginsberg email dated 10/26/2020
- Cheryl Mallon email dated 10/26/2020
- Bruce Ginsberg email dated 10/27/2020
- Daniel Prusinowski, Aurora Acoustical Consultants Inc., revision 2 dated 11/1/2020
- Kathi Pitts letter dated 11/1/2020
- Kevin Draganchuk, CEA Engineers, dated 11/2/2020
- Robert Sosnowski, email dated 11/2/2020
- Morse Pitts, email dated 11/3/2020
- Emily Svenson, David K. Gordon Attorney and Counselor at Law, dated 11/3/2020
- Marcel van Ooyen, Grow NYC, dated 11/5/2020
- Michael Monteleone, SIMCO Engineering, dated 11/3/2020
- John Russo, P.E., Lanc & Tully Engineering, dated 11/3/2020

RDM WAREHOUSES, cont'd.

- Chris Miele, comments submitted to the Board 11/16/2020

A public hearing for RDM Warehouses was conducted at this portion of the meeting.

The public hearing has been continued to Thursday, December 3, 2020 at 7:00 p.m.

MOTION offered by Mr. Arnold, seconded by Mr. Calogero, to adjourn the Planning Board meeting at 9:00 p.m. Motion carried with all voting in favor.

Jean Lord, Planning Board Secretary