

**HAMPTONBURGH PLANNING BOARD
REGULAR MEETING**

THURSDAY, MARCH 4, 2021

A Regular Meeting of the Planning Board was held Thursday, March 4, 2021 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, and Chairman McCloud.

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

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

MOTION offered by Mr. Cawein, seconded by Mr. Arnold, to accept the Planning Board minutes of February 4, 2021 as submitted. Motion carried with all voting in favor.

RDM WAREHOUSES

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

The Planning Board Attorney Donovan received notice from Charles Gottlieb, the applicant's representative, to remove RDM Warehouses from the March 4, 2021 agenda and continue the public hearing to Thursday, April 1, 2021.

MOTION offered by Mr. Arnold, seconded by Mr. Calogero to continue the public hearing for RDM Warehouses to Thursday, April 1, 2021 at 7:00 p.m. or as soon thereafter as the matter can be heard. Motion carried with all voting in favor.

SNK PETROLEUM

Site Plan, Route 207
Section 4, Block 1, Lot 77.2

Correspondence received:

- B. Cleaverly, MJS Engineering, application, short EAF dated February 17, 2021, cover letter dated February 17, 2021, site plans dated February 15, 2021.
- J. Russo, Lanc & Tully, review letter dated February 24, 2021.

Brad Cleaverly, the applicant's representative, reviewed the proposed project before the Board stating it is located on the corner of Route 207 and Route 416 consisting of a 90'x44' retail and food service building having a drive thru on the south side of the building and gasoline and diesel pumps. The federal wetlands have been delineated.

Town Engineer Russo reviewed Lanc & Tully's review letter entitled "SNK Petroleum" dated February 24, 2021.

Mr. Cawein stated that he did not see a provision in the Hamptonburgh Town Code that allows drive-thru services.

Mr. Russo stated that the zone allows for restaurants but will review regarding the drive thru.

SNK PETROLEUM, cont'd.

Mr. Calogero stated that he is concerned that people will have to cross the traffic at the drive-thru to get to the entrance of the building.

There was a discussion regarding the wetlands across Route 207. Mr. Calogero stated that the wetlands shown on the site are in the DEC check zone and inquiries should be made to the DEC if they are going to be considered state regulated wetlands.

Chairman McCloud stated that the project is in the Gateway Road Overlay District (GROD) and would prefer the building to be colonial in nature and closer to the road with the gas pumps behind the building.

Mr. Cleaverly stated that would be challenging due to the federal wetlands.

Mr. Russo inquired if the number of fueling stations could be reduced.

Mr. Cleaverly stated that all the fueling stations are needed.

Town Engineer Tully stated that across Route 207 is the Hamptonburgh Preserve, a unique wetland/parkland area that needs to be respected in terms of design of the site. The project has to fit with the constraints of the site and the zoning.

PROPOSED LOCAL LAW #1-2021

Planning Board Attorney Donovan summarized the proposed local law that was introduced by the Town Board at their meeting on March 1, 2021 and scheduled for a public hearing on March 29, 2021. The local law imposes a six-month moratorium in the Industrial District, the I District, the LUI District and the IP District.

Discussion occurred. The Planning Board members all stated that they are in agreement with the local law as written.

MOTION offered by Mr. Cawein, seconded by Mr. Calogero, to adjourn the Planning Board meeting at 7:20 p.m. Motion carried with all voting in favor.

Jean Lord, Planning Board Secretary