

TOWN OF NEW WINDSOR

PLANNING BOARD

May 8, 2013

MEMBERS PRESENT: JERRY ARGENIO, CHAIRMAN
HENRY VAN LEEUWEN
DANIEL GALLAGHER
HOWARD BROWN
HARRY FERGUSON
DAVID SHERMAN

ALSO PRESENT: DOMINIC CORDISCO, ESQ.
PLANNING BOARD ATTORNEY

MARK EDSALL, P.E.
PLANNING BOARD ENGINEER

JENNIFER GALLAGHER
BUILDING INSPECTOR

NICOLE PELESHUCK
PLANNING BOARD SECRETARY

MEETING AGENDA:

1. JHCS MHP
2. Meadowbrook Estates Cluster Sub. Plan Amendment
3. The Grove @ New Windsor
4. FATM Properties
5. USAI, LLC
6. Summit Terrace S.P.
7. Summit Terrace sub.

REGULAR MEETING:

MR. ARGENIO: Welcome everybody. Want to stand for the Pledge of Allegiance?

(Whereupon, the Pledge of Allegiance was recited.)

MR. ARGENIO: Welcome everybody to the regular meeting of the Town of New Windsor Planning Board May 8, 2013. We're going to get right down to business, we've got a bit to get through tonight.

ANNUAL MOBILE HOME PARK REVIEW:

JHCS MOBILE HOME PARK

MR. ARGENIO: Okay, so JHCS Mobile Home Park, would you come forward please sir? What's your name?

MR. GARRISON: Richard Garrison

MR. ARGENIO: How many units are in your park?

MR. GARRISON: Right now, five.

MR. ARGENIO: Jenn, has somebody from your office been out there to have a look?

MS. GALLAGHER: Yes.

MR. ARGENIO: Everything okay?

MS. GALLAGHER: Yes.

MR. ARGENIO: Motion we offer one year extension.

MR. VAN LEEUWEN: So moved.

MR. GALLAGHER: Second it.

ROLL CALL

MR. FERGUSON	AYE
MR. BROWN	AYE
MR. SHERMAN	AYE
MR. GALLAGHER	AYE
MR. VAN LEEUWEN	AYE
MR. ARGENIO	AYE

MR. ARGENIO: Do you have a check made out to the benefit of the Town of New Windsor in the amount of \$250? Yes, you do, you're good to go.

MR. GARRISON: Go Rangers.

REGULAR ITEMS:

MEADOWBROOK ESTATES CLUSTER SUBDIVISION PLAN AMENDMENT
(01-42)

MR. ARGENIO: Regular items, Meadowbrook Estates cluster subdivision site plan amendment. I understand you're here this evening for an extension of preliminary approval, is that correct?

MR. TROCHIANO: Correct.

MR. CORDISCO: It's actually, if I can clarify, it's actually an extension of conditional final approval.

MR. ARGENIO: Let me read Mark's header. The applicant has submitted an application to amend their final subdivision approval for a cluster type configuration. The submittal was previously reviewed at the 28 July 2010, 15 September 2010, 9 February 2011, 8 March 2011, 11 May 2011, 9 November 2011 and the 13 June 2012 planning board meetings.

MR. EDSALL: Just so the record is clear, the first comment also notes that cluster subdivision received conditional final approval on June 13, 2012 and they are here tonight for an extension of that approval.

MR. ARGENIO: We had a public hearing on this in March of 2011, we've heard from county on it. No response from Town of Cornwall to our lead agency letter, SWPPP is acceptable, SEQRA we declared a negative dec. Dominic, there's been some discussion about a portion of this parcel that's going to be offered up to the Town of New Windsor as part of our Mt. Airy Park recreational facility, do you want to share with the rest of the board members some thoughts on that?

MR. CORDISCO: Yes, without delving into the particulars of the lot, there's a lot that's proposed as part of this subdivision to be dedicated to the town for town park purposes. It's possible that that lot could be dedicated now without having to finalize all of your outside agency approvals for the remainder of the, in other words, your Department of Health, your DEC approvals that are associated with actually building the houses.

MR. ARGENIO: Which is what the applicant is working on now.

MR. CORDISCO: Correct. So the board could authorize the filing of the plat in sections with the first section being solely the lot that is to be dedicated to the town and that would allow that lot to be created, plat would be filed, lot would be created and it could be deeded over to the town. But that's all that it would allow at that time, they don't have to satisfy the DEC Department of Health approvals in order to dedicate that lot. What I am suggesting as part of your reapproval, excuse me, as part of the extension of the conditional final approval that you also authorize if the applicant sees so is to file the plat in sections, the first section being the lot to be dedicated to the town.

MR. ARGENIO: Are you okay with this?

MR. TROCHIANO: That's a difficult question for me to answer, applicant's not here, obviously it's hard for me to speak for them.

MR. CORDISCO: It doesn't create an obligation to do it, just provides individuals a mechanism for them to do this if they so wish.

MR. ARGENIO: They'd need authorization at the planning board to be able to file that plat.

MR. CORDISCO: Correct, which is what you'd be doing now is that you're authorizing them to carve off just the town piece.

MR. ARGENIO: How many acres was that, Mark?

MR. EDSALL: I don't recall the numbers, I don't have the file in front of me.

MS. GALLAGHER: Like 74.

MR. ARGENIO: How many acres were they going to give to the town?

MS. GALLAGHER: Seventy-four.

MR. ARGENIO: It's that many acres? I don't remember it being that much.

MS. GALLAGHER: Yes.

MR. ARGENIO: So this is reasonable and proper in your opinion, Dominic, and if the applicant and the town--

MR. VAN LEEUWEN: That way they don't have to pay taxes on it.

MR. ARGENIO: -- were to come to an agreement at a level above my pay grade that's with the town Supervisor, they can incorporate it as part of our park system.

MR. CORDISCO: This doesn't create the obligation, the applicant is offering to provide a lot to the town. What this does is provide a mechanism for them to be able to provide it now if they so choose.

MR. TROCHIANO: I understand, obviously I wouldn't have any problems.

MR. ARGENIO: Any take exception to that?

MR. VAN LEEUWEN: I understand.

MR. ARGENIO: So I'll accept a motion we offer them the extension of their approval and we authorize them to file that plat for the benefit of the Town of New Windsor in sections for the benefit of the Town of New Windsor.

MR. GALLAGHER: Second it.

ROLL CALL

MR. FERGUSON	AYE
MR. BROWN	AYE
MR. SHERMAN	AYE
MR. GALLAGHER	AYE
MR. VAN LEEUWEN	AYE
MR. ARGENIO	AYE

MR. ARGENIO: You have your extension and you should be good.

MR. TROCHIANO: Thank you.

MR. CORDISCO: There's a six month extension.

MR. ARGENIO: Yes.

THE GROVE @ NEW WINDSOR (12-03)

MR. ARGENIO: Next on tonight's agenda is The Grove. I see Mr. Dates, Justin Dates from Maser Consulting. Application proposes subdivision of the existing property into two lots with lot number two being conveyed to the Town of New Windsor for its use. The application was last reviewed at the 8 February 2012 planning board meeting. Mr. Dates, it's my understanding that you're here tonight also for an extension?

MR. DATES: That's correct, yeah, 90 day extension on the conditional final approval for the two lot subdivision.

MR. ARGENIO: Why do you need the extension?

MR. DATES: The applicant and the town are working out details on the declaration of easements which are easements across--

MR. VAN LEEUWEN: Can you speak a little louder?

MR. DATES: Declaration or easements we're finalizing that document between the applicant and the town. The town's, the lot that's being dedicated to the town will require and we're providing easements for utilities, water, sewer, drainage to be conveyed through existing facilities across The Grove property in favor of the town's lot.

MR. ARGENIO: What's the problem with getting this done? This does not seem to me like an incredibly complex exercise and it also seems to me this has been out there for quite a bit.

MR. DATES: We have submitted a revised document based on comments from the town that's being reviewed by Mr. Cordisco and also the town, I believe Mr. McGoey is also reviewing the easements for proper verbiage.

MR. VAN LEEUWEN: Speak a little louder.

MR. DATES: I'm sorry, it's being reviewed by the town, we have submitted the revised documents based on the original comments so again, it's taking a little bit longer than expected but we believe that we're in the home stretch of getting this document finalized.

MR. ARGENIO: Mark or Dominic?

MR. CORDISCO: That's absolutely correct, there was a transition I believe at SCC Canyon at their parent corporation a fellow who the board may remember Dan Hayes who appeared at the board in the past has gone on to other endeavors. So there was a change in, a transition there that added to some delay. We did receive about two to three weeks ago revised document from SCC Canyon and its current representatives, it's fairly responsive to the town's prior concerns. To put this in perspective, this is an easement document, lot two is the area that's already been dedicated and provided to the town as part of this subdivision approval that's already occurred but the lot itself is also dependent and will need the utilities and access through lot one which remains with SCC Canyon and so the specific terms of those easements are being reviewed and that I think that they're close.

MR. ARGENIO: We don't have a Mexican standoff here?

MR. CORDISCO: No.

MR. ARGENIO: Things are moving, they just are not moving in the expeditious fashion that I would, we would like to see them moving.

MR. CORDISCO: No, it's a fairly complicated document and the more we comment on it, the more complicated it gets to be honest.

MR. VAN LEEUWEN: That's what lawyers do.

MR. ARGENIO: Howard and Harry Ferguson, do you guys have a question on this? Do you understand what's going on here? This is The Grove on the top of the hill, K. Hov started it, this other, these other folks picked it up and seem to be doing a beautiful job. Your office is up there, they're pretty nice.

MR. EDSALL: Yeah.

MR. BROWN: How much is left to be built?

MR. DATES: Probably about six buildings that remain and the other ones are in different levels of construction, some are just coming out of the ground with foundations, others are getting siding but they have quite a few, probably three quarters of the

buildings done.

MR. ARGENIO: You're going to get this done?

MR. DATES: Yes.

MR. ARGENIO: Okay, so Dominic, it's a motion for an extension, a 90 day extension or 180?

MR. CORDISCO: It's 180 days, this is for conditional final approval for their subdivision plat.

MR. ARGENIO: I'll accept a motion to that effect.

MR. VAN LEEUWEN: So moved.

MR. FERGUSON: Second it.

MR. ARGENIO: Roll call.

ROLL CALL

MR. FERGUSON	AYE
MR. BROWN	AYE
MR. SHERMAN	AYE
MR. GALLAGHER	AYE
MR. VAN LEEUWEN	AYE
MR. ARGENIO	AYE

MR. ARGENIO: Thank you, Mr. Dates, I'd like to, you're a nice fella, I like seeing you but I don't want to see you again.

MR. DATES: Understood.

MR. ARGENIO: Please get it done, different project, different project, okay?

MR. DATES: Thank you.

FATM PROPERTIES INC. SITE PLAN (13-05)

MR. ARGENIO: FATM Properties site plan, 266 Windsor Highway. This application proposes development of 8,600 square foot office building on the three acre site. The applications were reviewed on a concept basis only. I think this is near the railroad tracks just down the hill from Jimmy's building?

MR. BRINNIER: Yes.

MR. ARGENIO: Are you Mr. Chaleff?

MR. BRINNIER: I'm Mr. Brinnier, I'm project architect. Mr. Chaleff is the current owner. We represent the people who are in contract to purchase the property.

MR. ARGENIO: Okay.

MR. BRINNIER: What we'd like to do, the idea here is to purchase a property to put up an Urgent Care medical facility and also to have some tenant space behind it so the Urgent Care medical facility is 4,600 square feet and the tenant space behind it is 4,000 square feet. What we have on the property currently are five buildings, three of which we're definitely going to demolish.

MR. ARGENIO: One of them is a residential home?

MR. BRINNIER: Yes, it's really the one you see, there's a, what used to be a barber shop, it was a car dealership, it was a liquor store at one time, so there are two small residential buildings in the back of the property that we might keep but now are really not worth keeping.

MR. VAN LEEUWEN: You should take them all down, period. The only way I'm going to approve it is take it all down.

MR. BRINNIER: We like that, that's where we're leaning right now.

MR. ARGENIO: You have guidance on that, not a lot of ambiguity in that statement.

MR. BRINNIER: This is Mr. DiChiaro, project engineer.

MR. DI CHIARO: What we'd like to do is as you can see

the property is a dogleg with the bigger part of, the smaller part of the dogleg has the frontage on the street and we were looking to get, we're looking for good visibility on Route 32 which runs along here, Windsor Highway, there's the credit union that's right across the street, I think it's a daycare center here, some kind of an auto repair facility here.

MR. VAN LEEUWEN: That belongs to George Chaleff too.

MR. BRINNIER: I believe so, he used to own half the neighborhood.

MR. VAN LEEUWEN: He lives in Middletown.

MR. BRINNIER: He had some problems with the garage behind the house, there's a metal frame, metal skin garage, auto repair garage and there was some contamination of the soil but that has been cleaned up. We have, DEP has approved it or DEC that it's currently cleaned and so we're ready for the sale as long as you guys will tell us that what we're proposing here is permissible and could be built.

MR. ARGENIO: I'll tell you that it looks to me, just one question and again, I don't have my glasses on, unfortunately, but you have a setback issue here.

MR. BRINNIER: We do have a setback issue, you're correct, this line here to the rear is, what is it called, industrial, so we have a 15 foot setback here that meets code but in the front we're supposed to have 30 feet, we only have 15 so we'd be looking--

MR. ARGENIO: PI it meets code, in the Highway Commercial it does not meet code.

MR. BRINNIER: That's correct, we're looking for a variance, we know we need to be sent to the ZBA.

MR. ARGENIO: I'm going to tell you what my initial thought and I want to hear from it looks to me that this is shoehorned in here in a big way. I have not done, had a thorough look at it which we'll have a thorough look but this parking and we need to go through Mark's comments, he has quite a few of them and I'm certainly not going to read each bullet point. Do you have a copy of his comments?

MR. BRINNIER: No, I do not.

MR. ARGENIO: Mark, can you give Mr. Brinnier a copy? This parking doesn't work my friend, this doesn't work down here, this does not work up here. You need to think about that, that may or may not be covered in Mark's comments but how do these people back out of these stalls and turn around? How does that happen?

MR. DI CHIARO: Well, it's a 24 foot lane there, be a regular parking lane so--

MR. EDSALL: Twenty-five.

MR. ARGENIO: How does this stall this guy right here how does he back out and turn around?

MR. DI CHIARO: He backs straight into the lane and drives out, you're talking like 17 foot car, 25 foot lane so--

MR. ARGENIO: This guy here, what does he do?

MR. DI CHIARO: He just would back straight in.

MR. ARGENIO: He backs into this car, this does not work this configuration, you need to have this.

MR. DI CHIARO: That's a standard parking lane size.

MR. ARGENIO: If this guy backs up, he backs up in this direction and then he pulls out, there's nothing shown here on my plan. You have something penciled in here, same thing with these spots, what does this guy do, does he back into the bushes and then pull out?

MR. DI CHIARO: He can back up as far as he could and go straight out.

MR. ARGENIO: Okay, think about it a little bit, it may or may not be in Mark's comments.

MR. EDSALL: No, I haven't gotten to that level of detail yet.

MR. VAN LEEUWEN: Something's got to be done here.

MR. ARGENIO: I don't want to beat it up, think about that, that's just my initial thought. The other comment I would make again Howard or Harry please chime in, Danny you too, you're the dumpster guy, I don't

hear you saying anything about dumpsters. Typically, we don't need architectural floor plans, sometimes we ask for an elevation or possibly a rendering, I think it's nice that you offered it to us on this and we'll look at it but we don't typically need the interior layout, that's more building code issue for the building inspector and the fire folks.

MR. BRINNIER: As long as we have site plans and elevations.

MR. ARGENIO: Site plans, elevations, drainage, we need a good look at the drainage. I just want to quickly go through some of Mark's comments while the other members look at the plans.

MR. ARGENIO: We talked about the buildings being demolished. The plans should clearly indicate the difference between pavement edges and curb lines that would be a very important component. Waste disposal, Mark, has a comment here about was disposal, Danny, you don't have to unless you have a suggestion, Danny, about what you're thinking about.

MR. GALLAGHER: We're not there yet.

MR. VAN LEEUWEN: I want to see a flag pole.

MR. ARGENIO: Mark, no other involved agencies here with this?

MR. EDSALL: DOT would have to be sent a copy of the plan for the curb cut, although there's an existing curb cut, the board has the discretion of because it's a, let's say a significant change in use to refer it to DOT.

MR. ARGENIO: But they're not changing.

MR. EDSALL: Curb cut's staying the same so the option, that's how you've always handled it, I don't believe from a SEQRA standpoint there are any other involved agencies.

MR. CORDISCO: Application requires a variance from the zoning board but the zoning board has been conducting their own SEQRA reviews independent.

MR. ARGENIO: Their own SEQRA reviews?

MR. CORDISCO: Correct.

MR. ARGENIO: Really?

MR. CORDISCO: Correct.

MR. EDSALL: We historically don't do a coordinated review with the ZBA.

MR. CORDISCO: What happens is that if you did a coordinated review with the ZBA, ZBA actually can't grant variances until the planning board makes their SEQRA determination. So why would you grant your negative dec not knowing about the variance?

MR. ARGENIO: We can take lead agency, yes?

MR. CORDISCO: At this point, you don't need to circulate so you don't need to take lead agency.

MR. VAN LEEUWEN: Let them go to the zoning board.

MR. CORDISCO: You just need to refer it to the zoning board.

MR. ARGENIO: I'm good with that, Henry, makes sense.

MR. VAN LEEUWEN: All these buildings have to come down, clean up the site once and for all.

MR. ARGENIO: Do you have anything from anybody on this yet?

MRS. PELESHUCK: No.

MR. ARGENIO: You may have an issue with that lane being 25 feet, you may need a little bit more width on that.

MR. BRINNIER: We have 30 feet.

MR. ARGENIO: The lane coming in is 25 feet

MR. BRINNIER: Well, the curb that's what DOT does they restrict you to 24 feet.

MR. ARGENIO: Here's what I'm going to say, sometimes the fire folks who will review this plan sometimes they get jammed up about being able to access a site in the event of an emergency and, you know, I don't know what

exactly their guidance is but typically, it's at least 25, 26 feet, sometimes 30 feet to get in, some of that apparatus is rather large but they'll do the review, it's not something the planning board takes on, we don't have expertise. Mark's an ex-fireman.

MR. BRINNIER: We had a workshop with Mark and we were able to get somebody from the fire department to come and look at it and he recommended the 30 feet.

MR. EDSALL: Fire inspector's asked that it be bumped up to 30 along the whole front of the building but it needs to go to them.

MR. ARGENIO: Again, Mr. Brinnier, if they're okay with it we're okay with it, they're the experts.

MR. BRINNIER: Okay.

MR. ARGENIO: So yeah, we have a walk in the front, how wide is that walk?

MR. DI CHIARO: Six feet.

MR. BRINNIER: So it's six feet all the way around.

MR. ARGENIO: You'll need that six because of the overhang with the cars. What I'm not picking up on here is as this walk wraps around the building this way I'm not seeing on my plans where the walk ends.

MR. BRINNIER: Yes, it was--

MR. ARGENIO: Unless I'm looking at the wrong drawing.

MR. BRINNIER: Looks as if it comes, it basically ends at the back of the building.

MR. DI CHIARO: Right.

MR. ARGENIO: I don't see a line.

MR. BRINNIER: It's a missing line, it's a typo.

MR. ARGENIO: Looks like you're jamming an awful lot, any coverage issues, Mark or Mr. Brinnier?

MR. BRINNIER: We're trying to do a disturbance of .99 acre so that we keep it under, you'll see we have storm water retainage underneath the parking lot here.

MR. DI CHIARO: The idea trying to keep any disturbance down, if we go over the acre, we have to get into a lot more complicated storm water management. It's going to sprawl over a much bigger part of the site so it's going to change, changes the cost of the project and complexity.

MR. VAN LEEUWEN: What are you keeping the back open for future building?

MR. DI CHIARO: No, nothing.

MR. BRINNIER: Nothing really, there's two streams that flow through it, kind of a sensitive area back here so what we wanted to do is just clean, clean it up.

MR. DI CHIARO: It will stay grass.

MR. BRINNIER: Almost like a park-like setting.

MR. VAN LEEUWEN: I'm glad to see all the buildings go, makes me enthusiastic.

MR. ARGENIO: I don't know about the DOT thing. Mark, you guys have any thoughts on this?

MR. GALLAGHER: Whether it should go or not?

MR. VAN LEEUWEN: I think he should go to DOT, talk to them, see what they want.

MR. ARGENIO: Okay.

MR. VAN LEEUWEN: That would be the best way if they don't want anything just ask to give us a letter.

MR. EDSALL: It has to go to the county.

MR. ARGENIO: I don't want to get ahead of ourselves. Let me make a comment on that. It seems to me this is only my opinion that we need to do a little cleanup before we send it to the county.

MR. EDSALL: It needs to have before it goes to the Zoning Board the bulk table's got to be corrected.

MR. ARGENIO: Mark has a page and a half of bullets that need to be addressed.

MR. BRINNIER: We'll take care of that immediately.

MR. ARGENIO: That's fine. And I appreciate that. We've talked about the parking, there's some issues here with the configuration you're going to have to dance with, we need to have some kind of provision made for refuse.

MR. VAN LEEUWEN: If you can take this and move it up a little bit, okay, and include this now we got something.

MR. ARGENIO: Yeah, and what he's, what Mr. VanLeeuwen is pointing to here, I'll show you right here is up in here since the buildings are going to go, you can maybe expand this parking a little bit to open the top of the job, open the top of the site up a little bit so vehicles can move around in there, not be bumping into each other.

MR. DI CHIARO: At a time we did this, he was trying to save these but he's in agreement that he wants to take them down there.

MR. ARGENIO: Quite possibly that area of the site may lend itself well to refuse disposal because it's kind of away from the highway.

MR. BRINNIER: We sketched in back here, just didn't get it on, that would be where the dumpster enclosure would be.

MR. ARGENIO: Locate that, make a provision when the 80,000 pound refuse truck comes in he can take his load and he can turn around somewhere to come out to the highway nose first.

MR. BRINNIER: Right.

MR. ARGENIO: Think about those movements.

MR. BRINNIER: This was also to accommodate fire apparatus to turn around.

MR. DI CHIARO: This strange little parking area back here.

MR. VAN LEEUWEN: Dress this up a little bit, the four parking places is kind of looks--

MR. ARGENIO: Hokey.

MR. VAN LEEUWEN: Not the way it should be, this has to be cleaned up.

MR. ARGENIO: May I also make a comment? There may be wisdom in showing possibly attaching another drawing that's a landscape plan and maybe doing something in the front of the building between the sidewalk and the building, I'm sure you would do something there anyway.

MR. BRINNIER: We just didn't get it on there yet.

MR. ARGENIO: That's fine.

MR. DI CHIARO: This is preliminary.

MR. BRINNIER: It's coming.

MR. GALLAGHER: Along the eastern property line there's quite a few large trees, are they large pine trees, are they coming down?

MR. BRINNIER: As far as we're concerned, they're beyond their usable life, they need to come down and the fence that's there belongs to the neighbor.

MR. GALLAGHER: Yes.

MR. ARGENIO: Okay, what else do we need to declare this application incomplete?

MR. CORDISCO: Declare it incomplete, I suggest you authorize a referral to the ZBA, provided he make the resubmission and address the comments.

MR. ARGENIO: So what we're talking about here Mr. Brinnier is the need for you to address Mark's bullet comments, to please take in consideration some of the suggestions we made this evening. If you'll do that, we'll endeavor to declare your application incomplete this evening which will send you to the zoning board. Will you make those changes prior to going to the zoning board?

MR. BRINNIER: Yes, we will.

MR. ARGENIO: I'll accept a motion that we declare this application incomplete.

MR. VAN LEEUWEN: So moved.

MR. GALLAGHER: Second it.

MR. ARGENIO: Roll call.

ROLL CALL

MR. FERGUSON	AYE
MR. BROWN	AYE
MR. SHERMAN	AYE
MR. GALLAGHER	AYE
MR. VAN LEEUWEN	AYE
MR. ARGENIO	AYE

MR. ARGENIO: Your application has been declared incomplete, effectively sends you to the zoning board. I would encourage you, Mr. Brinnier, to try and clean up, clean up, clean up, get that thing cleaned up, next time you come if we can have it cleaned up, we can get you off to county with a capable set of plans and you also need to get to the DOT to have them have a look at it. It's mainly the change in use, I'm really on the fence with it whether it should go, Mr. VanLeeuwen thinks it should and I certainly defer to his expertise so why don't you get that done.

MR. EDSALL: When we do the referral to Orange County Planning, we'll do it as a joint referral to the ZBA so it doesn't have to go out twice and we'll do the referral to the DOT since the DOT wants could come from the town so we'll take the updated plan and send it to them as well.

MR. BRINNIER: So I believe that's it, we would be referred to ZBA for the May meeting or the June meeting?

MR. ARGENIO: Why don't you call Nicole?

MRS. PELESHUCK: June.

MR. ARGENIO: Call her at the office, she'll tell you what the procedures are and get you moving in the right direction.

MR. BRINNIER: Very good, thank you gentlemen.

USAI, LLC SITE PLAN (13-06)

MR. ARGENIO: Next is USAI, Hudson Land Design. The application proposes razing of two structures and revise the site parking and access to the state highway. The plan was reviewed on a concept basis only.

MR. CAPPELLO: John Cappello. I'm also here with Dan Kohler, Dan's a project engineer, I heard you say speak up a lot, Dan has laryngitis so I'll be the interpreter for Dan cause I can speak loud. Really we were here a couple months ago really asking the planning board for site plan review. We were directed to go ahead and prepare the site plan. What we're really here, this is an existing facility, an existing business has been operating for I don't know 30, 40 years in this location that has now has rights on the adjoining lot to be able to knock down two buildings and put a little more parking there. We were there for cleanup on the entrances, do a lot of interior improvements, that's really the gist of it, looking to take down of the, of the buildings that exist on the adjoining lot. The only changes we're making to the site plan that has existed for the existing building is removing--

MR. ARGENIO: You know what, Mr. Cappello, now that the air conditioning came on you really have to speak up.

MR. EDSALL: Former Lightron.

MR. CAPPELLO: So there was some parking that existed right over here that we're just removing from the existing line, existing lot to add it here with a lot more parking. Dan, how many spaces are we adding?

MR. KOHLER: Forty-four proposed parking spaces, 34 additional from what we have today.

MR. CAPPELLO: So we're removing 10 from the existing site plan on the existing lot, putting 44 on the next lot so we're getting a net gain of 34 parking spaces for this facility.

MR. ARGENIO: Does it comply with zoning?

MR. CAPPELLO: They have complied with zoning, it's been, and that's part of it, that's why we're not--

MR. ARGENIO: Mark, how do we address that? I'm

reading that they're increasing the non-conformity.

MR. EDSALL: They are increasing the parking.

MR. ARGENIO: You're increasing the parking, you're adding more spaces, I'm sorry, I misunderstood you, okay.

MR. VAN LEEUWEN: Who owns this building?

MR. CAPPELLO: USAI, a lighting facility, it's the Lightron family.

MR. VAN LEEUWEN: Littman still owns it.

MR. CAPPELLO: Well, his family.

MR. VAN LEEUWEN: Now I know where we're at, I've been there many times.

MR. ARGENIO: What's this up here?

MR. KOHLER: It's a tree.

MR. ARGENIO: New trees?

MR. KOHLER: New trees.

MR. ARGENIO: Did you draw the plans?

MR. KOHLER: Yes.

MR. ARGENIO: Ten scale or 20 scale?

MR. KOHLER: Those are 10.

MR. VAN LEEUWEN: No additions on any buildings, just the parking?

MR. CAPPELLO: Right, exactly, no addition, we're actually taking down I guess what's called the Afron building, the little kind of shed building.

MR. VAN LEEUWEN: I think he did buy that, didn't he?

MR. CAPPELLO: That lot, it's a different entity.

MR. VAN LEEUWEN: Is that coming down that building?

MR. CAPPELLO: That building's coming down.

MR. KOHLER: The two buildings on the north lot are coming down.

MR. ARGENIO: No drainage here, guys?

MR. KOHLER: No. This is the existing conditions plan, these are the two buildings we're talking about that are coming down.

MR. ARGENIO: You see Henry when I look at the parking area unlike the prior applicant you see this parking, I mean, there's room to move, you can back out, you can turn around. Mark, do you agree with me?

MR. EDSALL: Yes.

MR. KOHLER: We have big trucks coming through too, on this particular plan, we maintain a minimum 30 feet for the fire department to be able to come in and swing right in here so they can get to the mechanicals on the top of the building here and in our planning of this we're, the fact that we have some larger trucks coming through this is actually even wider than 30 feet so--

MR. ARGENIO: I don't want to back up, I don't want to take you guys' time up but that other, that driveway going in, I can't imagine the firemen saying it's okay, it's a chokehold on the bottom of 32 and then it's a little shoot, you have to drive in but whatever, I don't want to--

MR. EDSALL: We can go over that.

MR. ARGENIO: So you're opening the entrance up a little bit which is probably to accommodate trucks I would imagine, trailers or something?

MR. KOHLER: Yeah, we have trucks going towards 84 so we open this up so they can come in without having to swing into the oncoming lane here so the large trucks can make their swing forward without crossing over the lane and if they're to make the turns to the left they're able to swing out.

MR. ARGENIO: Certainly it seems as though you're on top of everything.

MR. VAN LEEUWEN: Left is easy but the right is not.

MR. ARGENIO: Mark, do you have any thoughts on this? Looks like they've done a pretty fair job.

MR. EDSALL: They have done a great job to be honest with you, the need for an application as John indicated they came in looking for a waiver and got asked to prepare a plan. And I think rightfully so because the town likes to have record applications for each site but I think they've done a great job of documenting what was there, what they're proposing, they have actually upgraded the access more to current standards which is going to help them and help emergency services. So unfortunately, has to be sent out to Orange County Planning and DOT for comment so that's going to hold things up, otherwise, I wish it could be processed quicker, I do appreciate Dan and John coming back with something so complete.

MR. ARGENIO: I think you have guys have done a fine job.

MR. CAPPELLO: I wish I could take all the credit. Since you can't talk, I will.

MR. KOHLER: Thank you.

MR. ARGENIO: Mark said it very well, unfortunately, it does have to go to county because of its proximity to River Road and you're going to have to go to the DOT cause of that, that curb cut but I can't, I mean, it's an industrial area, I can't imagine, oil tanks to the north, oil tanks to the south, I mean, I can't imagine it being an issue.

MR. KOHLER: We'll see.

MR. ARGENIO: Anything else?

MR. CAPPELLO: Will the DOT take a look at that if SEQRA hasn't been completed?

MR. KOHLER: What we did was after the first meeting we had where we were asking for the waiver we actually approached the DOT with the plans we had at the time and they said they looked fine, obviously, but they've got to still do their review so it should be a relatively easy thing because I've had the discussions with them already and they didn't have any major comments so we're thinking that the approval from DOT will go well.

MR. ARGENIO: Okay.

MR. CAPPELLO: The only thing I would ask then is sometimes I know the DOT, well, we're not going to look at it until SEQRA has been complied with, if we do get something like that would it be okay if I contacted Mr. Cordisco to get a letter to say the board is looking favorably and I know you probably don't want to grant it until you get the county comments but something that would spur them to do their review so we can come back here and take care of everything?

MR. ARGENIO: What are you asking? I don't understand what you're asking. Dominic?

MR. CORDISCO: Yeah, I think I understand the suggestion is basically to have some kind of communication between this board and DOT.

MR. ARGENIO: That's kind of atypical.

MR. CORDISCO: It would be but the problem is is that tonight we can't act because we haven't heard yet back from the County Planning Department but as soon as we do hear back from the County Planning Department you could act and you could grant conditional approval subject to DOT's consent or, you know, whatever it is that they require. My suggestion would be is to put it on as soon as we hear back from the County Planning Department and that way--

MR. ARGENIO: Absolutely, not do a me-too with Orange County Planning and we don't typically do a me-too with DOT but does anybody have any issues?

MR. VAN LEEUWEN: I don't have any, I know the property well.

MR. ARGENIO: John, I'm okay with this.

MR. CAPPELLO: That's great.

MR. ARGENIO: Dominic or Mark, when you do a referral, you can represent it as the planning board takes no exception to anything contained here.

MR. EDSALL: The referral letters are done but what I can do cause it's being sent to the Newburgh permit office I will shoot an e-mail to Siby cause we do communicate on the side many times coordinate, let her

know that the planning board is going to be in a position to move on this cause it's a simple application.

MR. ARGENIO: We're good.

MR. EDSALL: Once we hear from County Planning and she has any questions get back to me.

MR. CAPPELLO: That's perfect, thank you.

MR. KOHLER: Appreciate that, thank you.

MR. ARGENIO: We're happy to do it.

MR. CORDISCO: That's much better than a letter from me.

MR. ARGENIO: Just one second, we need to talk about the need or not for a public hearing, now I made reference a moment ago about the oil tanks and the river on the other side.

MR. BROWN: How many residential homes are there?

MR. VAN LEEUWEN: Two or three right around.

MR. ARGENIO: How many could there possibly be? Lightron is down in that hole and he's got oil tanks to the south, oil tanks to the north.

MR. KOHLER: There's an auto body place across the street.

MR. ARGENIO: Isn't that your relatives?

MRS. PELESHUCK: No.

MR. GALLAGHER: A house or two across the street.

MR. VAN LEEUWEN: That's all you got, there's none on that side of the street. There's a soil burning. I make a motion to waive public hearing.

MR. GALLAGHER: Second it.

ROLL CALL

MR. FERGUSON AYE
MR. BROWN AYE

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MR. SHERMAN	AYE
MR. GALLAGHER	AYE
MR. VAN LEEUWEN	AYE
MR. ARGENIO	AYE

MR. ARGENIO: Public hearing has been waived.

MR. CAPPELLO: Thank you very much.

SUMMIT TERRACE SITE PLAN (13-07)

MR. ARGENIO: So New Windsor Stewart Associates LLC site plan. The application proposes a 270 unit multi-family residential project on about a 69 acre piece of property. The plan was reviewed on a concept basis only. What we have here guys is this plan and I believe we have a subdivision associated with this as well.

MR. SARCHINO: Site plan and subdivision.

MR. ARGENIO: Where is my thing here? Do I have separate comments?

MR. EDSALL: Well, for this appearance they're combined because they've actually prepared an official subdivision plat so I tried to make it less complicated for tonight.

MR. ARGENIO: Okay, I'm already, I'm wired into this application, I have a bit of knowledge about it already. Mr. Sarchino, for the benefit of the other members, would you please share with them what you'd like to do here and location of your project?

MR. SARCHINO: Absolutely. Tonight we'd like to start the site plan approval process. We've made application for site plan and subdivision and basically the project is as you have mentioned 69 acres and it's part of the Stewart Terrace project that's already been constructed, it's basically the last phase, second and last phase and what I have on the board--

MR. ARGENIO: Are we back here, is this where we are?

MR. SARCHINO: Correct, this is, here's the existing develop of the 171 multi-family and single-family units, the second phase, and I have the applicant, Mr. Forgione. Proposal is a subdivision of 19.54 acres out of that 69 acre lot and the proposal is to construct, well, actually, I have to probably discuss the memorandum of understanding that it's been developed between, it's basically an amended--is the board familiar with how the initial phase of this was constructed?

MR. ARGENIO: Without killing us with details, I'm familiar with it but for the benefit of everybody, you should announce.

MR. SARCHINO: The property is owned by the Navy or the United States of America as it says on the tax rolls. There was a Memorandum of Understanding called an MOU for short that was developed between the United States and the Town of New Windsor which basically outlined the development parameters of these 171 lots. We have taken that MOU and amended it for the development of the proposed 170 luxury apartment units that are proposed on the lot here. So basically, the MOU outlines the development parameters and Mr. Cordisco or Mr. Edsall will describe a little bit about or discuss that with the board. But basically taking this last undeveloped section that used to be military barracks and constructing 170, 270 units here known as Summit Heights. So we have made a submission to the board, again, preliminary submission just to get the process started but access to the site is Route 207 is here, Clark Street comes in here and basically the paved section of Clark Street ends at this point. So the proposal is to extend it into the property, have one loop road here, nine 29 unit luxury apartment buildings basically split between one and two bedroom units, Clark Street would end in a cul-de-sac in this location and basically connect to Clark that continues off the end of the site here. We have again as I mentioned nine 29 unit buildings and there's one 9 unit building, there's also a clubhouse in this location here which will have a pool in the back. And Mr. Forgione will review the architecture with you, he will describe a little bit more about what's in the clubhouse. The plan shows parking at 2.5 per unit in accordance with the Town Zoning Code, we have 24 additional parking spaces for the club area as well.

MR. ARGENIO: How big is the clubhouse?

MR. SARCHINO: I think it's about 2,700 square feet.

MR. ARGENIO: That's way tight, Joe.

MR. SARCHINO: It includes a superintendent's unit in addition to that because there will be an on-site super seven days a week 24-7. One thing that we have asked for the board's consideration and Fire Prevention Department has already looked at it was to reduce the road width from 30 feet to 26 feet and I believe the board has discussed it and they found it acceptable. I don't know if Mr. Edsall wants to talk about that at all but that's one thing that we would be asking to

reduce the road width from 30 to 26 and that was one reason why we have not submitted the actual engineering drawings, we wanted to make sure the board was okay with that before we continued the zoning project. The other thing that we needed to discuss with a different agency was the Stewart Terrace project storm water detention is located in this location, there's an MISDEC wetland along the perimeter of the project here basically just a stream bed that flows through and the hundred foot control area is shown on this plan in yellow and we're proposing to put the storm water basins within that buffer area similar to what Phase I did. And basically these, this area used to be where the barracks were located previously and it's basically a lawn area right now. I met with the DEC last Thursday and they were absolutely fine with putting the storm water basins in now we can continue with that design process so that was good news on their part. That's generally what we are proposing and Joe would you like to go through the architecture quickly with the board?

MR. FORGIONE: Good evening, my name is Joe Forgione, I'm the principal in New Windsor Stewart Associates and Joe started off with describing the project, it's 29 unit building, three story with garages located on the first--

MR. ARGENIO: Mr. Forgione, how big is each unit?

MR. FORGIONE: The units vary. They're 50 percent one bedroom, 50 percent two, I can give you some square footages, we have two different one bedroom types, 747 and 857 for one bedroom, 1,034 for two bedroom and 1,179 for the other two bedroom. They're nice size, average size, typically in the 600 range. So like I said, the 50 percent one bedrooms, 50 percent two bedrooms, the project, just get this, out of the buildings 29 units with the exception of one building in the rear that's an eight unit building, nine unit building, each building will have garages located on first floor garages on the first floor and on the side you'll see the side elevation, here's the front elevation, here's the rear elevation. Each unit will have a balcony, they're designed to have central air, each unit we put in the magic pack so you'll see the grills located right on the decks, we'll have brick vinyl shutters and asphalt roof.

MR. ARGENIO: Who's your tenants?

MR. FORGIONE: Our tenants will be a mixture, what we have done with this plan if you, we have designed a plan to attract the empty nesters, singles, newly single market, that's what we envision our market to be.

MR. VAN LEEUWEN: Non-military?

MR. GALLAGHER: It can be?

MR. FORGIONE: No, it's not exclusive to military, we would not prohibit anyone from the military but no, they are not built for the military exclusively.

MR. BROWN: Are these rentals?

MR. FORGIONE: Yes, sir.

MR. VAN LEEUWEN: I'm a little confused, this is all military here and this is going to be non-military?

MR. FORGIONE: We don't prohibit military from renting but they're not being built for the exclusive use of military.

MR. ARGENIO: You're making a private sale from a private purchase from the United States of America?

MR. FORGIONE: Yes, sir, yes, Mr. Chairman, excuse me.

MR. ARGENIO: To do your project?

MR. FORGIONE: Yes, sir.

MR. SARCHINO: As I said, they basically took the original MOU and made an amendment to it and we basically had to follow that amendment, for instance, it talks about minimum size of units which is 650 square feet.

MR. ARGENIO: When you say the original MOU, what are you referring to, who was the original MOU with?

MR. FORGIONE: Maybe the town attorney can handle that better than Joe, please.

MR. BLYTHE: I can answer that if you want me to speak. If you recall, Dominic is aware of this also this property was originally owned by the United States of

America and they're not subject to our zoning and planning requirements. When Stewart Terrace was complete, was redone five years ago, four years ago, we entered into a Memorandum of Understanding with the United States of America in lieu of for them coming before the planning and zoning board because they aren't required to do so and it was that MOU under which they undertook the entire renovation of the site and as the entire site is I'm guessing, Joe, but the private, this is referred to in the MOU as the private development parcel. And I've worked with Charlie Frankel and with George, with the Supervisor to modify the original Memorandum of Understanding which governed how the entire project was going to be.

MR. ARGENIO: As Joe says, the original MOU, the Memorandum of Understanding that governed the entire parcel.

MR. BLYTHE: Correct, and it was always envisioned that this private development parcel of 22 acres less than that I think but that that was eventually going to be subdivided and sold but it was still going to be governed by the MOU with the United States of America and the Navy.

MR. ARGENIO: I've been, my daughter, my youngest daughter who I did take to see Jersey Boys, by the way, language was a little, but it was a good show, she had some friends that are residing in the military housing and I've been to a couple of little kiddie parties over there in the common area. How do you feel about the commentary that was made by members of this board that the common area might be a little small?

MR. FORGIONE: Let me bring up the plans for the clubhouse.

MR. ARGENIO: The reason, Mr. Forgione, I refer to my personal experience there is that it was very tight, very tight.

MR. FORGIONE: We only manage just over 1,600 units in the tri-state area, we have a lot of experience with, like I was going to tell you, we have a lot of experience with this type of development throughout the tri-state area. I will tell you when Joe made the comment that it was 1,700 square foot, I maybe didn't look at the plan close enough, I think that's a little big. The idea--

MR. VAN LEEUWEN: It's a little big?

MR. FORGIONE: Yeah, the inside of the clubhouse is very rarely used. The majority of the use is in the exercise room, exercise room, we have an exercise room, we have a meeting area, we have an on-site full time leasing center and have an on-site 24-7 superintendent that lives adjacent to the clubhouse. Our experience with this type of product is the pool, the common area around the pool is what's used, the inside of the clubhouse again is used by someone that has a birthday party and requests to use the meeting room instead of having a day party at their apartment, they'd move it to the clubhouse. The clubhouse is used for young people, couples that are living together, it's Sunday, she doesn't want to watch the football game, he's watching it there, she's watching her reality T.V. The majority of the use, again, it's early morning exercise room, late evening exercise and during the summer the exterior, the interior of the building is very rarely used and doesn't get a lot of traffic.

MR. VAN LEEUWEN: The other apartments that you own, okay, whereabouts are these located?

MR. FORGIONE: All the way from Wappingers Falls, New York up to Neptune, New Jersey.

MR. VAN LEEUWEN: How big did you say, 2,700 square feet?

MR. FORGIONE: They're 2,700 square feet. I will tell you that I have a project in Florham Park, New Jersey Florham Park right by the old Livingston Mall, Passaic Avenue, it's very high end affluent type of neighborhood similar to this high end apartments, the project developed, built, owned and managed just north of 15 years right now, I'm just renovating the clubhouse now. It's never used. As a matter of fact, the only thing that we have done is we have designed the exercise room, that's basically what's being done in these clubhouses. One of the things that we're doing in the clubhouses today we're putting WI-FI because that's a big thing, maybe at the husband's home he's working and T.V.'s on he'll come to the clubhouse and he'll work from the clubhouse kind of thing.

MR. ARGENIO: I don't want to beat it to death, I asked for commentary, I received it, thank you.

MR. FORGIONE: Sorry.

MR. ARGENIO: It's okay, it's good, it's all good. Mark or Dominic, do you guys have any additional insights that you want to offer the board on this before we continue? I have a couple of technical things from a broad stroke perspective.

MR. EDSALL: Two things that have to do with the, and I don't need to go into any significant detail on the developer's agreement or the Memorandum of Understanding but comment number three outlines some of the provisions that were included in the MOU with the United States of America, the amended agreement having Mr. Forgione included as a party in the agreement, it outlines some of the adjustments that were made for the development of the total parcel, I've outlined them in three so the board would be aware of the tweaking of the development requirements. But again, it's covered in the MOU. The second issue which was alluded to and I think it warrants some explanation is the issue of the road width. The original roads were developed at 24 foot which Michael Blythe is here, which the United States of America has the right to do as they please, however, on this portion, we had a little bit of input, I sat down with Barney Bedetti and we agreed that 24 was just not an acceptable width. However, the State Code allows for access roads, not town roads, just access roads to be a minimum of 26 foot, that's the bare minimum to meet the State Code. Barney in reviewing this and recognizing that it's an extremely unique case because it's part of an MOU with the federal government believed as I did that at least bringing it up to the minimum state standards so that would be compliant with the State Code and safe would be appropriate. So Barney thought it would be appropriate to memorialize that discussion with the Fire Prevention Board, he explained to the board, they met, they in fact formally voted to grant a variance from the standards.

MR. ARGENIO: I have a copy of it here.

MR. EDSALL: Of the 30 foot which is normally imposed on private developments and again here we are in that gray zone of dealing with the federal government but he wanted to make sure that it was considered so there'd be no doubt. So the decision on April 18 everyone has copies in the file and I appreciate Barney's help in

taking this unique case and making some sense out of it and the developer in being willing to make sure that the minimum state standards are met, notwithstanding our exposure to the federal government so beyond that I will answer any questions on the comments but I thought that was good to get into the record.

MR. ARGENIO: The bond is okay and the wetlands and the buffer zone?

MR. EDSALL: If DEC permits it, yes, it's an issue.

MR. ARGENIO: Do they permit it on a case-by-case basis?

MR. EDSALL: Yes.

MR. ARGENIO: Really I've never heard of that.

MR. SARCHINO: We've gotten it before and Mr. Chairman if I can show you the original develop plan this is an aerial photo from 2004, this is the military housing, you'll see here's where we're proposing redevelopment, they had impervious surfaces within that area, we're pulling out those surfaces, supplement it with additional plantings around the storm water basins and so they see it as a positive. We're going to improve the buffer, we're going to get it naturalized with plantings.

MR. ARGENIO: If they're good with it, I'm good with it.

MR. VAN LEEUWEN: You're going to put 270 units, am I correct?

MR. FORGIONE: Yes.

MR. VAN LEEUWEN: You say half of them will only have one person?

MR. FORGIONE: One bedroom, yes.

MR. VAN LEEUWEN: So let's say there's 100 extra for two people for couples that makes 370 people, in 2,700 square feet you're going to put 370 people?

MR. FORGIONE: Well--

MR. VAN LEEUWEN: Let's say they have a meeting, okay,

there's a problem.

MR. FORGIONE: Who has a meeting?

MR. VAN LEEUWEN: The people that are living here when you and I are out of here.

MR. FORGIONE: Well, I won't be, I'll still own them.

MR. VAN LEEUWEN: You're going to sit there and tell me that you can put 370 people in 2,700 square feet?

MR. FORGIONE: The idea isn't to fit--

MR. VAN LEEUWEN: Yes, it is, that's my idea of having a community place to hold room for everybody.

MR. FORGIONE: The way we look at the amenities in--

MR. VAN LEEUWEN: You can talk any way you want, okay, this is what I've said to everybody that's had this type of a thing, okay, and I'll tell you something, why do they always build these buildings too small? They're not going to put 370 people in that building.

MR. ARGENIO: I think Dominic has a little, Dominic has a little guidance that he can offer us on this.

MR. CORDISCO: Yeah, if I may draw a distinction, actually, the board is, has certainly been concerned about size of community rooms for projects and rightfully so. Michael Blythe is here and he spoke before. But some projects are different than ours and take The Grove for instance, The Grove is a place where people actually own their own unit and they have homeowners' association and on occasion, the homeowners' association needs to get together to decide who they're going to use to plow, who, what issues that they may have as the community that they have to deal with. This project is different because this project is a rental project so they're going to have to deal with the superintendent who is going to be on site, they are not going to band together because they're not going to be an organization.

MR. ARGENIO: So you're saying that the need for that type of gathering is mitigated by the fact that each apartment, each individual rents the apartment and the maintenance, the landscaping, the snow plowing, the owner of the facility takes care of that?

MR. CORDISCO: Yeah, the homeowners' association at The Grove, they need to meet, those people need to have space where they can all meet.

MR. VAN LEEUWEN: Cause we had this happen in New Windsor years ago.

MR. ARGENIO: This is not the case here because that's rentable, there's no HOA.

MR. CORDISCO: If I'm hearing Mr. Forgione correctly, these are amenities, these are bonuses for people that happen to rent there and live there rather than a community.

MR. ARGENIO: They are bonuses rather than necessities.

MR. CORDISCO: Correct, and perhaps community room is the wrong way to phrase it.

MR. ARGENIO: It lumps it with that HOA requirement that we typically think of, Henry, think about it a little bit.

MR. VAN LEEUWEN: We had such a case right on 32 many, many years ago, I wouldn't know the name of it today, okay, where the people came in and they complained in Town Hall about the clubhouse is too small.

MR. FORGIONE: Sir--

MR. VAN LEEUWEN: And I still remember that.

MR. EDSALL: Just again looking at the history in the years that I've been sitting here we've had the great majority of the multi-family applications were ownership format. The only applications in probably 20, 30 years maybe that have been pure rentals that I recall are the senior housing which are, really aren't provided because again, they're rental, they're not provided with a common area like it would be if it was a condo project or a townhouse, work force housing was another pure rental and this, we haven't had any rental applications, they have all been either townhouse or condos which I think Dominic made a very good distinction, this is a different animal.

MR. SHERMAN: Those are hardly ever used those community centers in rentals.

MR. ARGENIO: I don't want to beat this to death tonight, that doesn't mean I want to minimize it, the picture's very big and this is just one, it's one component of what we're going to have to deal with here. Joe, are you going to give us a landscape plan?

MR. SARCHINO: Absolutely, yes.

MR. ARGENIO: You need to think about and again I refer to my esteemed colleague, Mr. Gallagher, you need to figure out where the dumpster enclosures are going to be.

MR. SARCHINO: We do show dumpster locations on the plans but we're studying--

MR. ARGENIO: They are in fact few and far between and difficult to access with an 80,000 pound truck. Again, I don't want to beat it to death cause there's a lot going on here.

MR. SARCHINO: I agree with you a hundred percent, we're studying that further.

MR. ARGENIO: What about the disposition of Clark Street, this a paper road up here, what's going on here, Mark, Dominic, Joe, somebody have any comment on that?

MR. EDSALL: Physical improvements there, I don't know that it's up to thru traffic to any great extent but it's--

MR. SARCHINO: There's nothing on the maps.

MR. ARGENIO: What's this here, is this the aqueduct?

MR. SARCHINO: Right, yeah.

MR. ARGENIO: I think I drove this, could I have driven this? I think I went through there.

MR. SARCHINO: You can get to The Grove. There's no easements on any of the surveys that we completed showing anything for Clark Street so I don't know what it is.

MR. ARGENIO: I'll accept a motion we distribute a lead agency coordination letter.

MR. VAN LEEUWEN: So moved.

MR. GALLAGHER: Second it.

ROLL CALL

MR. FERGUSON	AYE
MR. BROWN	AYE
MR. SHERMAN	AYE
MR. GALLAGHER	AYE
MR. VAN LEEUWEN	AYE
MR. ARGENIO	AYE

MR. ARGENIO: What else do you guys want to talk about? Do you have anything else to offer, Mr. Forgione?

MR. FORGIONE: I don't think so. If you have any questions?

MR. SARCHINO: Nothing.

MR. VAN LEEUWEN: Think of that building.

MR. FORGIONE: We will.

MR. ARGENIO: Mark, anything else, any other bridges we need to cross with that very early in the process? I'm sure Mr. Sarchino will do a fine job as this thing evolves, he's always been very responsive.

MR. EDSALL: I took a first shot at some comments to help Joe move forward, they're working, I got a call today from the surveyor they're working on the actual subdivision plat which will be a containment application on the site plan so we'll continue to move forward.

MR. ARGENIO: You have a good engineer, Mr. Forgione, I'm sure he'll do a fine job, he's always been very responsive in the past.

MR. FORGIONE: We've been working 20 years together.

MR. SARCHINO: The next submission will be an actual application.

MR. ARGENIO: Thanks for coming in, guys. Anybody else have anything? Motion to adjourn?

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MR. VAN LEEUWEN: So moved.

MR. GALLAGHER Second it.

ROLL CALL

MR. FERGUSON	AYE
MR. BROWN	AYE
MR. SHERMAN	AYE
MR. GALLAGHER	AYE
MR. VAN LEEUWEN	AYE
MR. ARGENIO	AYE

Respectfully Submitted By:

Frances Roth
Stenographer