

## FINAL MEETING MINUTES

### VILLAGE OF SLOATSBURG

#### PLANNING BOARD

JULY 18, 2023

The Village of Sloatsburg Planning Board meeting was called to order on July 18, 2023, at 7:30 pm by Acting Chairman Joe Hardiman at the Village offices, 96 Orange Turnpike, Sloatsburg, New York.

Attendance: Joe Hardiman, Acting Chairman  
Lynn DeDuca  
Tom Dodrill  
Marianna Krichevsky  
Susan McDonagh  
Louis Zarro  
Ryan Jagard  
Doug Volpicella

Richard Ellsworth, Village Attorney  
Eve Mancuso Village Engineer

Chairman Hardiman called the meeting to order at 7:30 pm, opening with the Pledge of Allegiance.

#### **OAK BROOK**

John Lange the project planner of Lange Planner & Consulting Inc. 3034 Irwin Drive, Southport, NC 28461, presented to the board the following presentation to familiarize and introduce the upcoming project known as Oak Brook Village Center. Part of the Narrative as described by Mr. Lange is to be consistent with the “small town feel” including a grocery store and 30 dwellings, walking paths, gym or athletic facility. Retail spaces. Mr. Ellsworth asked if this was a sub-division; Mr. Lange response was this project is one lot. Ms. Mancuso submitted her comments to the Board and the applicant for review: Letter dated July 15, 2023 attached:

1. Engineering plans entitled “Preliminary Subdivision Site Plan Set for Oak Brook”, prepared by Sparaco and Youngblood, PLLC, dated May 15, 2023, sheets 1 through 13 of 13.
2. Architectural plans entitled “Proposed Building for Oak Brook Center”, last dated October 27, 2022, sheets A-1, “Smaller Retail Building”, last dated October 24, 2022, sheet A-4, “Condo Design for Oak Brook”, last dated January 24, 2023, sheet A-1 and A-2, all prepared by Eric Knute Osborn, Architect

***A motion was made by Chairman Joe Hardiman to declare the Planning Board Lead Agency for the Project of Oak Brook Center, second by Susan McDonagh upon vote, this motion was carried unanimously.***

Chairman Hardiman suggested Mr. Lange submit plans to the Fire Department and the DPW for review.

Mr. Jagard added the applicant revise the application since the incorrect Village was listed and the owner is not listed, and the wrong Railroad is noted.

Mr. Ellsworth directed the applicant to verbally request from the Planning Board a 62-day waiver. Mr. Marcel Amona stated for the record that he waives the 62 days.

***A motion was made by Chairman Joe Hardiman to schedule a Public Hearing on September 19<sup>th</sup> 2023, second by Susan McDonagh, upon vote, this motion was carried unanimously.***

### **Tuxedo Farms**

Brad Schwartz from Zarin & Steinmetz, 81 Main Street Suite 415, White Plains, New York 10601 is requesting re-approval of a site plan that was approved by the Board on November 18, 2005, for the construction of a portion of Quail Road on an approximately 42-acre site in the Village. The roadway would be used as a secondary southern entrance to the Tuxedo Farms Project. The design and layout of this section of Quail Road along with stormwater improvements has not changed since 2005. However, approval of site traffic mitigation for the Project has been updated. All other conditions remain the same.

Mr. Dodrill expressed his concern about traffic on Eagle Valley Road, the road was not designed to handle that amount of overflow.

Further discussion about construction staging, traffic phasing along with the new traffic signal.

Chairman Joe Hardiman advised applicant to submit to the Fire Department and Public Works for comments.

Ms. Mancuso submitted her comments to the Board and the applicant for review: Letter Dated July 15, 2023 attached:

1. Engineering Plans entitled "Proposed Private Road for Tuxedo Farms", prepared by Lehman & Getz, PC. Consulting Engineers, dated 4-11-2018, sheets 1 through 16 of 16.
2. Short EAF.
3. Technical Memo Tuxedo Farms, prepared by AKRF Environmental, Planning and Engineering Consultants, dated October 11, 2022.
4. Colored rendering entitled "Concept Plan", prepared by Related Companies, sheet 5-1, dated 5/18/22.
5. Amended Findings Statement, SEQRA. Town of Tuxedo.

***A motion was made by Chairman Joe Hardiman to declare the Planning Board Lead Agency for the Project of Tuxedo Farms, second by Lynn DelDuca upon vote, this motion was carried unanimously.***

Mr. Ellsworth directed the applicant to verbally request from the Planning Board a 62-day waiver. Mr. Brad Schwartz stated for the record that he waives the 62 days.

***A motion was made by Joe Hardiman and seconded by Susan McDonagh for a Public Hearing on August 15, 2023. Motion was carried unanimously.***

***A motion was made by Chairman Joe Hardiman for applicant to appear before the Planning Board on August 15, 2023, second by Ryan Jagard, upon vote, this motion was carried unanimously.***

## **WINTERGREEN**

Brian Brooker of Brooker Engineering PLLC 74 Lafayette Ave Suite 501 Suffern, New York 10901, updated the Board on the proposed Subdivision of Wintergreen. The site is Zone R40 which allows single family-homes. The lots are unimproved and vacant. The applicant proposes to subdivide its lot into six lots on Wintergreen Road. The road will be upgraded, improved, and remain private.

Mr. Ellsworth suggested submitting plans to the Fire Department and DPW, Chairman Joe Hariman agreed. As well as Dennis Letson the alternate engineer who was not available for the meeting, we are still waiting for his comments.

Mr. Ellsworth addressed the recorded easement, is there one and who owns the road? Mr. Brooker will follow up at the next meeting.

*A motion was made by Chairman Joe Hardiman to declare the Planning Board Lead Agency for the Project of Wintergreen Subdivision, second by Lou Zarro upon vote, this motion was carried unanimously.*

*A motion was made by Chairman Joe Hardiman to schedule a Public Hearing on September 19th 2023, seconded by Lynn DelDuca, upon vote, this motion was carried unanimously*

*A motion was made by Chairman Joe Hardiman to approve the minutes from the June 20<sup>th</sup> 2023 Planning Board Meeting, seconded by Marianne Krichevsky, upon vote, this motion was carried unanimously.*

*A motion was made by Chairman Joe Hardiman and seconded by Tom Dodrill to adjourn the meeting, upon the vote, this motion was carried unanimously.*

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Rachel Artrip,-Alternate Clerk