

FINAL MEETING MINUTES
VILLAGE OF SLOATSBURG
PLANNING BOARD

September 19, 2023

The Village of Sloatsburg Planning Board Meeting was called to order on September 19, 2023 at 7:30 pm by Chairman Glenn Thompson at the Village Offices, 96 Orange Turnpike, Sloatsburg, New York.

Attendance: Glenn Thompson
Tom Dodrill
Lynn DelDuca
Joe Hardiman
Susan McDonagh
Doug Volpicella
Lou Zarro
Ryan Jagard, Alternate

Richard Ellsworth, Village Attorney
Eve Mancuso, Village Engineer

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

WINTERGREEN SUBDIVISION – 10 Wintergreen Road

The Village Engineer, Eve Mancuso of 12 Wintergreen Road, Sloatsburg, NY, recused herself as Village Engineer as she is a neighbor of the Wintergreen subdivision. Dennis Letson, Dennis Letson Engineering, 160 West Central Avenue, Pearl River, NY will be the Acting Engineer for this application.

A motion was made to open the Public Hearing by Doug Volpicella and seconded by Lynn DelDuca. All in favor. None opposed. The Public Hearing was opened.

Chairman Thompson read the Public Hearing Notice. All mailing receipts were submitted to the Clerk by the applicant.

The applicant's attorney, Patrick Loftus of Emanuel Law, 4 Laurel Road, New City, NY, presented an overview of the application. The subdivision consists of six lots, one with an existing house (Lot #6 which may require a variance), all lots are 40,000 square foot.

Joseph Nyitray of Brooker Engineering, 74 Lafayette Avenue, Suffern, NY, explained the subdivision as six parcels each 40,000 square foot located off Navajo Trail and extending to Wintergreen Road. One lot, Lot #6, has an existing house which is being renovated and enters from Wintergreen Road. Five of the parcels will enter from the cul-de-sac at the end of Navajo Trail.

There will be a stormwater basin at the end of Wintergreen Road with a turn-around for access to basin.

The Village Attorney set the ground rules for public speaking during the public hearing.

Chairman Thompson invited the public to speak—

Vivien Dieckman, 26 Navajo Trail asked if sewers will be mandated for subdivision and if so would it be possible for her to hook up to that branch. Brian Brooker responded that the public sewers will end at the cul-de-sac.

Karen Shapiro, 25 Navajo Trail is concerned with the increased traffic, access for emergency vehicles, the bus stops for high school and middle school students, safety issue for students to get the bus.

Michael Pascale, 55 Eagle Valley Road asked if houses are zoned R40 and is concerned for the access to parcels and the wetlands. Brian Brooker responded that all environmental concerns are on Lot #6.

Tom Iaquinto, 24 Navajo Trail is concerned with the entire project and interested where the sewers will be. Brian Brooker responded that the sewers are on Wintergreen and Eagle Valley.

Jennifer Henry, 9 Stony Brook Road questioned the square footage of the houses, flooding, house prices. Brian Brooker responded that size has not been determined and mitigation measures will be taken regarding flooding. Village Attorney noted that the applicant does not have to answer questions.

Vivian Dieckman, 26 Navajo Trail asked if there is a ratio with land and house and how many acres is each parcel. Village Attorney stated that is in the zoning code and building has to stay within the bulk table and stay in compliance with the code. The Planning Board is only here for the land subdivision. Brian Brooker responded the FAR is 10% and parcels are two acres.

Jennifer Henry, 9 Stony Brook asked if subdivision can change at a later date, concerned with killing of wildlife and flooding.

Michelle Padavani, 63 Eagle Valley Road asked if homes were single family.

Tom Iaquinto, 24 Navajo Trail is concerned with ongoing construction on Lot #6 as well as the trees, blasting and water drainage. Dennis Letson responded that the Planning Board requested a biodiversity study.

Nadine Pascale, 55 Eagle Valley Road stated that massive trees were cut down on the property during the summer months. Village Attorney stated the Planning Board does not police properties. If there is a concern, residents should call the police or the Village Code Enforcer.

Eve Mancuso, 12 Wintergreen Road read her statement of concerns regarding the subdivision. A 20-year-old title shows Wintergreen as a private road with a 40 foot right of way and has turned into an easement on the newly submitted plans and placement of Lot #2 thereby making her property nonconforming to Village code with no frontage. Placement of utilities should be on the east or north side to protect the evergreen trees, soil and bedrock testing should be done, Nakoma Brook, floodplains, wetland, steep slope, rock outcrops and ledge rock should all be considered.

**The remainder of Eve Mancuso's comments were submitted to the Planning Board and are on file.

David Voss, 1 Eagle Valley Road is concerned with increased flooding of the stream along Eagle Valley whenever it rains.

Dan Desimone, 66 Eagle Valley Road is concerned with all the rock and quarrying of such as well as excavation. Brian Brooker stated project is designed to minimize the excavation.

Nadine Pascale, 55 Eagle Valley Road concerned with the capacity of Wintergreen bridge. Brian Brooker responded that the new bridge can sustain projected traffic.

A motion was made by Doug Volpicella and seconded by Joe Hardiman to close the public hearing. All in favor. None opposed. Public Hearing is closed.

Chairman Thompson requested a motion be made to declare lead agency.

A motion was made by Lynn DeDuca and seconded by Doug Volpicella to declare lead agency. All in favor. None opposed. Motion carried.

A wetlands permit is required and another public hearing will be held.

A motion was made by Joe Hardiman and seconded by Lynn DeDuca for a wetlands public hearing on October 17, 2023. All in favor. None opposed. Motion carried.

Dennis Letson requested an Environmental Assessment Form, Part 3 be submitted.

Member Hardiman requested applicant meet with the Fire Department to go over plan and the Village Attorney would like meeting outcome in writing to the Planning Board.

Chairman Thompson stated the Department of Environmental Conservation (DEC) walked the wetland and delineation. Dennis Letson requested new plans including wetlands. Brian Brooker stated the wetlands are on the west side of property and they need a DEC map. Chairman Thompson asked if Army Corp of Engineers should be involved. Brian Brooker stated the wetlands were not being disturbed.

OAK BROOK CENTER

A motion was made by Doug Volpicella and seconded by Lynn DeDuca to open the public hearing. All in favor. None opposed. Public Hearing opened.

Chairman Thompson read the public hearing notice. All mailing receipts were received by the Clerk.

Michael Klein of 2 Executive Boulevard, Suffern, NY, attorney for the applicant introduced John Lange of Lange Planner and Consulting Inc, 3034 Irwin Drive, Southport, NC. The Board was asked to adjourn the public hearing until the November meeting in order to make changes to the plan per comments from the engineer and agencies. This property is zoned VC2 under the Village Board's Comprehensive Land Use; is 11 acres on the south side of Mill Street and along Route 17. The property will be developed in compliance with the zoning of mixed use. The plan is projected for 30 units for over 55 owner occupied, with 2 retail buildings accommodating a grocery market and health club.

John Lange presented additional information stating the project is complying to conditions in the Village Comprehensive Plan. An improved road to the recreation field will be added, flooding will be addressed as parcels are in the flood plain where 80% is developmental. The residential and retail buildings will be separate. The retail buildings will have a façade that appears to be two stories.

Chairman Thompson invited the public to speak –

Vega, 7 Mill Street –concerned with vacant land access from Mill Street which residents use to park as they have no individual parking. John Lange stated the project will make accommodations for resident parking.

3 Mill Street – concerned with soil testing as chemicals were dumped in the area when the Mill was operational. John Lange responded that soil testing will definitely be done.

Jennifer Henry, 9 Stony Brook Road – concerned that this project will hurt local retailers. Wanted clarification on apartment owners as the Mayor mentioned first responders would qualify. John Lange said regulations in Comprehensive Plan was for senior citizens. The Board will obtain clarification. Questioned traffic studies as she feels Orange Turnpike cannot handle more traffic. Questioned if food retail store was Kosher or Trader Joe's and concerned with loitering in parking lots that are close to the recreation field.

Karen Shapiro, 25 Navajo Trail asked if units were rentals or owned and how many lanes would enter project. John Lange responded owner occupied and one lane of traffic into area and two outgoing lanes.

Delandy, 1 Eagle Valley Road felt the grocery store would be helpful for the community but concerned with the traffic. Wanted to know the person behind the project. Monbasha Development chaired by Marcel Amone

Michael Pascale, 55 Eagle Valley Road as if animal studies have been done. John Lange responded that a rattlesnake study has been done and environmental studies have also been done.

Nello Vacchiano, Post Road asked if the road will be raised as area is in the flood zone and the Mill had been flooded many times from the Nakoma Brook and water coming from under the railroad. Mr. Klein responded that detailed drainage plans will be reviewed by the Village Engineer and soil investigations are being conducted.

The Village Attorney will keep the Public Hearing open to have public informed properly. Mr. Klein will be submitting new plans for the November meeting.

Bob Moss, 10 Richard Street stated the developer is in compliance with the master plan and was pleased with the project. He questioned the rear elevation of plan.

Matt Swanson, 21 Eagle Valley Road questioned when the Comprehensive Plan was adopted and is there a bail out plan.

Cathy Morris, Mill Street questioned the proposed direction of the road into Mill Street. Mr. Lange responded that the decision is up to the Village Board.

Vega, 7 Mill Street stated the development is very close to the tracks and occupants will surely hear trains. Mr. Klein responded that it is the responsibility of the development to prove buildings are sound with studies being conducted.

Dave Voss, 1 Eagle Valley Road concerned with previous dumping and Mill Street soil.

A motion was made by Doug Volpicella and seconded by Susan McDonough to close the public hearing until November 21, 2023. All in favor. None opposed. Motion carried.

Village Attorney stated the direction of traffic on Mill Street and possible one way will be determined by the Village Board.

The soil testing will be conducted on 20-21 spots and results will be available for the November meeting.

Village Engineer said due to historical nature of property, Phase I and II should be completed. Mr. Klein will have an Environmental attorney investigate when the sewer tanks were cleaned.

Chairman Thompson stated the traffic study was completed in 2019 and questioned impact of Tuxedo Farms.

A motion was made by Joe Hardiman and seconded by Susan McDonough to accept the August 15, 2023 meeting minutes. All in favor. None opposed. Motion carried.

A motion was made by Doug Volpicella and seconded by Lynn DelDuca to adjourn the meeting. All in favor. None opposed. Meeting is adjourned.

Jane Thompson, Clerk