

FINAL MEETING MINUTES  
VILLAGE OF SLOATSBURG  
PLANNING BOARD

August 15, 2023

The Village of Sloatsburg Planning Board Meeting was called to order on August 15, 2023 at 7:30 pm by Chairman Glenn Thompson at the Village Offices, 96 Orange Turnpike, Sloatsburg, New York.

Attendance: Glenn Thompson  
Tom Dodrill  
Joe Hardiman  
Marianna Krichevsky  
Susan McDonagh  
Doug Volpicella  
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.

**TUXEDO FARMS**

At the July 18, 2023 Planning Board Meeting, the Board declared themselves lead agency for the Tuxedo Farms project; however, this must be rescinded as the Town of Tuxedo was previously declared lead agency as the majority of the project being located in Tuxedo.

The attorney for the applicant, LR Tuxedo Development Group, LLC, Brad Schwartz of Zarin & Steinmetz LLP of 81 Main Street, White Plains, New York presented the project. -- The Tuxedo Farms project has been in the works for approximately 20 years and will incorporate 1,600 residential units of active adult neighborhood, town houses and single-family homes in various sized sections of the property. There will also be common areas with retail stores, educational facilities, restaurants, parks and open space. The SEQRA has been completed and the Town of Tuxedo gave their approval in November 2022. There had been changes in the development plan, with cluster housing and a town hall layout. The access area of Quail Road in Sloatsburg was approved in 2005 by the Sloatsburg Planning Board with the same conditions as current plans.

Asley Ley, VP of Planning and Land Development, AKRF, presented improvements in the conceptual plan of Tuxedo Farm's secondary entrance of Quail Road. The main entrance will be in Tuxedo where the sales office will be established and have a visual sight between the hamlet and Tuxedo Farms. The New York State Department of Transportation has approved a traffic light at the intersection of Quail Road and Orange Turnpike where residents of approximately 525 housing units and the park will enter/exit the development. The common areas and remaining housing

sections will enter the Tuxedo entrance with a traffic light. There will also be a secondary emergency entrance off Eagle Valley Road in Tuxedo. The New York State Department of Environmental Conservation restrictions of downing trees at certain times of the year was adhered to protect the bat population.

***A motion was made to open the Public Hearing by Doug Volpicella and seconded by Joe Hardiman. 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 public was invited to speak—

Gary Bakker, 17 Park Avenue, Sloatsburg, NY was concerned that the main entrance is in Tuxedo, does not feel Route 17/Orange Turnpike can handle such traffic. He's concerned that most traffic within the project will flow at the rear of his property and bring noise and headlights into his property. Also with lack of security currently on project there has been trespassers.

AnnMarie Voss, 19 Park Avenue, Sloatsburg, NY has had her property flooded since tree clearing started and the flow of water now is easterly not westerly as before. The property has not flooded since she bought it in 1973 but now the 175 acre-swamp is moving down toward her property. She has contacted the New York State Department of Environmental Conservation since it is a designated swamp and should not be altered. She also has concerns about exiting north from Quail Road onto Orange Turnpike.

Ana Hempsen, 8 Whritenour Terrace, Sloatsburg, NY is concerned with more traffic and noise on Whritenour Terrace which may affect her handicapped husband's mobility on the street as well as the increased number of homes from original plan.

Barbara Spiegelburg, 2 Park Avenue, Sloatsburg, NY is a new resident in the area and upset with the project and additional traffic.

Robert Viel, 14 Park Avenue, Sloatsburg NY concerned with the impact of all the new housing on a small village, does not want to see project built.

Richard Tenori, 95 Eagle Valley Road, Sloatsburg NY concerned with the second entrance via Eagle Valley Road stating road is very narrow and could not handle additional traffic.

The Village Attorney explained to the public the Planning Board process.

Brad Schwartz stated that in 2005 the Planning Board approved the application and nothing new has happened to change the approved application. The public was informed that the Town of Tuxedo has all the plans and maps on their Town's website. Rockland County Planning and Orange County Planning Departments added traffic signals at both entrances of the project. The New York State Department of Transportation application is in and there has been a conceptual approval which will be submitted to the Planning Board.

Ashley Ley explained that the traffic impact study has adaptive timing on all traffic lights in Sloatsburg.

The Village Engineer will be able to inspect the site now that the application is formally submitted.

Additional questions from the public:

Ana Hempsen—How could the project be rejected because of the traffic impact?

Gary Bakker – The traffic impact must be updated from 2005 to 2023.

AnnMarie Voss – Would appreciate the Engineer checking the site regarding the flooding.

Simon Davis, 185 Orange Turnpike questioned the turning lane near his business.

***A motion to close the Public Hearing was made by Doug Volpicella and seconded by Susan McDonagh. All in favor. None opposed. Public Hearing was closed.***

The Village Engineer asked if the traffic plan was approved by the NYS DOT.

Traffic plan is conceptionally approved. Due to the 2018 road diet a new plan was submitted.

The Village Engineer stated the need for landscaping and lighting plans and would like to have a landscaping architect involved.

Brad Schwartz asked if the application could be approved conditionally for lighting and landscaping.

Village Attorney stated a possible approval, subject to lighting design, could happen so approval doesn't lapse and have a preliminary resolution on conditions so no changes could be made.

Chairman Thompson would like the flooding and swamp evaluated and perhaps more security on construction site.

Ashley Ley stated that there have been beavers on site which could have caused a water problem.

Brad Schwartz will check signage at entrance of property and a possible temporary barricade across Quail Road.

Ashley Ley is updating DOT models for Quail Road with 10% improvement on traffic with new signals.

Application review response has not been received from the Department of Public Works or the Fire Department.

Joe Hardiman questioned the traffic study in the event of the New York State Thruway closure and new projects within the Village.

Village Engineer asked if new active projects in the Village were taken into consideration for the traffic study.

Ashley Ley stated that background growth was used in the study and that SEQRA for Oak Brook Center would have to take Tuxedo Farms into consideration.

Chairman Thompson asked about train station passenger increase.

A jitney from Tuxedo Farms to the Tuxedo train station is planned.

Chairman Thompson asked who would maintain the connecting road from Park Avenue to Quail Road. Tuxedo Farms will handle maintenance.

Village Engineer asked about development signage at Quail Road.

Roadside signs for the development have not been made and will be subject to Engineering.

The intersection of Quail Road and Orange Turnpike roadway intersection design is in process

The turning lanes are in NYS DOT property and these plans have not been made yet.

Village Engineer would like to see impact of road on adjoining properties. Would also like to see the 2018 Lang plan on traffic.

Application will be heard again at the October 17, 2023 Planning Board Meeting.

***The Draft meeting minutes of July 18, 2023 meeting are subject to changes and are not being voted on.***

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

  
Jane Thompson, Clerk