

TOWN OF WARWICK PLANNING BOARD

June 24, 2021

“SPECIAL PB MEETING”

Members present: Chairman, Benjamin Astorino
Dennis McConnell, Rich Purcell, Alt.
Laura Barca, HDR Engineering

The Special meeting of the Town of Warwick Planning Board was held Thursday, June 24, 2021 at the Town Hall, 132 Kings Highway, Warwick, New York. Chairman, Benjamin Astorino called the meeting to order at 12:00 p.m. with the Pledge of Allegiance.

Review of Submitted Maps:

William and Kathryn Bollenbach c/o Julie Bollenbach

Application for Final Approval of a proposed 4-Lot subdivision a/k/a **Pete Fini Subdivision**, situated on tax parcel S 42 B 1 L 51; parcel located on the southern side of C.R. 1A, 1200 feet west of Sanfordville Road (121 C.R. 1A), in the RU zone, of the Town of Warwick, County of Orange, State of New York.

Representing the Applicant: Brian Friedler from Engineering Properties & Surveying.

Mr. Astorino: Brian, let me explain to you why you are here and we are having this Special Meeting today. There was a communication error with our Board and Professionals regarding Endangered species. We apologies to you and the Applicant for this error. We will correct the error at this meeting. We went through these comments the last time. Laura, are there any comments that stands out or we would need to add?

Laura Barca: Do you want me to do this now or at the time of conditional final approval?

Mr. Astorino: What do we need to add?

Laura Barca: Regarding Comment #20, the Liber and Page for the Agricultura and Ridgeline notes, the sight distance triangle at the intersection of O.C. Route 1A to be maintained free of visual obstructions should be added to that comment.

Mr. Astorino: Ok. We will add that to Comment #20. We had done a public hearing on this application. The public hearing was closed. We will add Comment #1 through Comment #20 for the record. Could we have a motion from the Board on the Resolution of filing the Negative Declaration?

The following review comments submitted by HDR:

1. Planning Board to discuss SEQRA.
2. Applicant to discuss project.
3. Conservation Board – no comments received
4. Architectural Review Board – no comments received

5. OC Planning Department – 03/09/21 adjacent property is an active farm, property may contain habitat suitable for bog turtle and Indiana bat
6. TW Building Department – 01/04/21 no violations
7. OCDPW – 04/23/21 approval letter
8. NYS Office of Parks, Recreation, and Historic Preservation letter must be submitted. No impact letter dated 01/04/21
9. Planning Board to determine if a site inspection is necessary. Planned for 06/16/21 at 6pm.
10. Applicant to move the house in the Ridgeline area out of the ridgeline area to prevent the home from being taller than the surrounding treetops and ridgelines.
11. Identify areas of grading and areas where soil stabilization will be required (i.e., seeding, mulching, etc.). Provide acceptable dates / windows of application for seeding. In accordance with the NYSDEC Standards & Specifications for Erosion and Sediment Control Appendix E, seeding rates, areas of seeding, and seeding dates for both temporary and permanent stabilization must be provided on the plans. Should also provide winter stabilization notes either on the plan or within the SWPPP.
12. Provide a construction phasing plan to minimize extents of disturbed areas as much as possible during a given phase. The construction phasing should note the timing of installing and removal of erosion and sediment control practices.
13. The proposed grading at the entrance should be clarified as the swale that is noted to proceed from east to west is not reflected with the proposed grading. For example, the grade at the proposed outlet end is shown to revert back to a higher elevation (Elev. 554 vs invert Elev. of 552.6) thus trapping the flow from exiting the culvert.
14. Identify locations of contractor staging areas, concrete washout locations, temporary sanitary facilities, and areas of chemical storage on site. Although the location of each item described above could be modified during construction, it is important to demonstrate that each required item is able to be properly located on each lot.
15. Provide a soil restoration plan in accordance with the GP-0-20-001 and the NYSDEC Standards & Specifications for Erosion and Sediment Control, latest edition. Please clarify where this information is located in the SWPPP.
16. Contractor's Certification form in SWPPP references the Pioneer Farm Subdivision. Revise to reflect Fini Subdivision.
17. Provide appendices to SWPPP. Cover sheets are included but there are no contents.
18. Provide draft Notice of Intent form.
19. Surveyor to certify that iron rods have been set at all property corners.
20. The liber and page for the Agricultural and Ridgeline notes, as well as the Shared Driveway Agreement must be added to the plan.
21. Payment in lieu of parkland for three lot per Town of Warwick Town Code §75-3.A.(2)(a)[3].
22. Payment of all fees.

Mr. McConnell makes a motion for the Negative Declaration.

Seconded by Mr. Purcell. The following Resolution was carried 3-Ayes and 0-Nays and 2-Absent.

617.12(b)

State Environmental Quality Review (SEQR)
Resolution Authorizing Filing of Negative Declaration

Name of Action: Fini (aka Bollenbach) Subdivision

Whereas, the Town of Warwick Planning Board is the SEQR Lead Agency for conducting the environmental review of a proposed four lot subdivision at 121 County Route 1A, Town of Warwick, Orange County, New York, and

Whereas, there are other involved agencies pursuant to SEQR which will or have already made their own determinations of significance, and

Whereas, the Planning Board has reviewed the Short Environmental Assessment Form (EAF) for the action, including the Part 1, Part 2, and Part 3 dated 6/16/21, the probable environmental effects of the action against the Criteria For Determining Significance, and has considered such impacts as disclosed in the EAF.

Now Therefore Be It Resolved, that the Planning Board adopts the findings and conclusions relating to probable environmental effects contained within the attached EAF and Negative Declaration and authorizes the Chairman to execute the EAF and file the Negative Declaration in accordance with the applicable provisions of law, and

Be It Further Resolved, that the Planning Board authorizes the Chairman to take such further steps as might be necessary to discharge the Lead Agency's responsibilities on this action.

Mr. Mcconnell makes a motion on the William and Kathryn Bollenbach c/o Julie Bollenbach application, granting Final Approval for a proposed 4-Lot subdivision a/k/a **Pete Fini Subdivision**, situated on tax parcel S 42 B 1 L 51; parcel located on the southern side of C.R. 1A, 1200 feet west of Sanfordville Road (121 C.R. 1A), in the RU zone, of the Town of Warwick, County of Orange, State of New York. A SEQRA Negative Declaration was adopted on June 24, 2021. Approval is granted subject to the following conditions:

1. Applicant to move the house in the Ridgeline area out of the ridgeline area to prevent the

2. Identify areas of grading and areas where soil stabilization will be required (i.e., seeding, mulching, etc.). Provide acceptable dates / windows of application for seeding. In accordance with the NYSDEC Standards & Specifications for Erosion and Sediment Control Appendix E, seeding rates, areas of seeding, and seeding dates for both temporary and permanent stabilization must be provided on the plans. Should also provide winter stabilization notes either on the plan or within the SWPPP.
3. Provide a construction phasing plan to minimize extents of disturbed areas as much as possible during a given phase. The construction phasing should note the timing of installing and removal of erosion and sediment control practices.
4. The proposed grading at the entrance should be clarified as the swale that is noted to proceed from east to west is not reflected with the proposed grading. For example, the grade at the proposed outlet end is shown to revert back to a higher elevation (Elev. 554 vs invert Elev. of 552.6) thus trapping the flow from exiting the culvert.
5. Identify locations of contractor staging areas, concrete washout locations, temporary sanitary facilities, and areas of chemical storage on site. Although the location of each item described above could be modified during construction, it is important to demonstrate that each required item is able to be properly located on each lot.
6. Provide a soil restoration plan in accordance with the GP-0-20-001 and the NYSDEC Standards & Specifications for Erosion and Sediment Control, latest edition. Please clarify where this information is located in the SWPPP.
7. Contractor's Certification form in SWPPP references the Pioneer Farm Subdivision. Revise to reflect Fini Subdivision.
8. Provide appendices to SWPPP. Cover sheets are included but there are no contents.
9. Provide draft Notice of Intent form.
10. Surveyor to certify that iron rods have been set at all property corners.
11. The liber and page for the Agricultural and Ridgeline notes, Sight Distance Triangle at intersection of O.C. Rt. 1 to maintained free of visual obstruction, as well as the Shared Driveway Agreement must be added to the plan.
12. Payment in lieu of parkland for three lot per Town of Warwick Town Code §75-3.A.(2)(a)[3].
13. Payment of all fees.

Seconded by Mr. Purcell. Motion carried; 3-Ayes and 0-Nays and 2-Absent.

Brian Friedler: Thank you.

Mr. McConnell makes a motion to adjourn the June 24, 2021 Special Planning Board Meeting.

Seconded by Mr. Purcell. Motion carried; 3-Ayes and 0-Nays and 2-Absent.