

TOWN OF WARWICK PLANNING BOARD
April 6, 2022

Members present: Chairman, Benjamin Astorino
Roger Showalter, Vice-Chairman
Dennis McConnell, Bo Kennedy,
John MacDonald, Rich Purcell, Alt.
Laura Barca, HDR Engineering
J. Theodore Fink, Greenplan
John Bollenbach, Planning Board Attorney
Connie Sardo, Planning Board Secretary

The regular meeting of the Town of Warwick Planning Board was held Wednesday, April 6, 2022 at the Town Hall, 132 Kings Highway, Warwick, New York. Chairman, Benjamin Astorino called the meeting to order at 7:30 p.m. with the Pledge of Allegiance.

Review of Submitted Maps:

Anna Aronsen

Review and Approval of “Chapter 150” Site Plan Application, situated on tax parcel S 29 B 1 L 17.21; project located at 56 Distillery Road, in the RU zone, of the Town of Warwick.

Representing the Applicant: Dave Getz from Engineering Properties and Surveying. Rob Scheuermann, Contractor.

Mr. Astorino: There are no comments from HDR. Ted, there is no SEQRA on this. Is that correct?

Mr. Fink: This application is a Type II Action. It meets the 2 thresholds for it being a Type II Action. SEQRA review for this application is not necessary.

Mr. Astorino: Thank you. I am going to have the Applicants explain to the Board as to what they are doing. We could then make a recommendation to the Building Department for you to proceed.

Dave Getz: The owners who live on the property would like to expand their rear yard. They have a short distance between the back of the house and the slope. They want to push the slope back so they could put in a larger patio and pool in that area. There are currently some small retaining walls on the property. Those retaining walls would be removed. A larger retaining wall would be constructed. Rob Scheuermann would be doing that construction. We have designed a plan that has a curved wall around the back of the yard. There are also a couple of smaller walls. We know that the key concerns are the potential visual impacts. In this case, those are really well mitigated because of the location of the work. It is behind the house. There are not many houses up in that elevation. There is no one that lives behind the property that would be affected. The other

important issue was drainage. Above the wall there are about 4 acres that drain in this direction. We picked up the runoff that was heading towards the new wall in a swale before it gets to the wall. There are 2 swales to divert the water around the work area. We are handling that runoff that is kicked up in those swales in some level swales. You could almost call them level spreaders. It is not going to be a lot of water. We feel like we are handling it in a way that won't concentrate flow and affect anyone off the property.

Mr. Astorino: Will you have an engineered wall design?

Dave Getz: Yes. We had submitted stamped structural plans for the wall details that was prepared by a different Engineer. Her office did the grading utility plan.

Mr. Astorino: Laura, would HDR do the inspections?

Laura Barca: Yes.

Mr. Astorino: Ok. Do any Board members or Professionals have any questions or comments? It seems pretty straightforward to me. We would need to send a recommendation to the Building Department.

Mr. Bollenbach: Does the Applicant wish to waive the public hearing?

Dave Getz: Yes. We make a request for the Board to waive the public hearing.

Mr. MacDonald: Are you planning to bring in any fill on the property?

Rob Scheuermann: No.

Mr. Bollenbach: Ben, the Board could waive the public hearing on this application. This would be an application for site plan approval. It is not just for a recommendation. It would be for site plan approval for "Chapter 150".

Mr. Astorino: This would be for site plan approval?

Mr. Bollenbach: Yes. It is for site plan approval for "Chapter 150".

Mr. Astorino: Huh. Correct me if I am wrong, but I thought they were in front of us to give a recommendation to the Building Department?

Mr. Bollenbach: They are before the Planning Board for Site Plan Approval. Once the Site Plan Approval is granted, it would then get forward to the Building Department. Then they could go and issue the permit. We are not issuing the permit. We are granting the Site Plan Approval for the "Chapter 150".

Mr. Astorino: Ok. We need a motion to waive the public hearing.

Mr. McConnell makes a motion to waive the public hearing.

Seconded by Mr. Kennedy. Motion carried; 5-Ayes and 0-Nays.

Mr. Astorino: We need a motion for Site Plan Approval for “Chapter 150”.

Mr. McConnell makes a motion on the Ana Aronsen application, granting Site Plan Approval of “Chapter 150”, situated on tax parcel S 29 B 1 L 17.21; project located on the eastern side of Distillery Road, 2500 feet south of West Ridge Road (56 Distillery Road), in the RU zone, of the Town of Warwick, County of Orange, State of New York, subject to the following conditions:

1. Payment of Site Inspection Fee.

Seconded by Mr. MacDonald. Motion carried; 5-Ayes and 0-Nays.

Dave Getz: Thank you.

Rob Scheuermann: Thank you.

Other Considerations:

1. Planning Board Minutes of 3/16/22 for PB approval.

Mr. McConnell makes a motion to approve the Planning Board Minutes of 3/16/22.

Seconded by Mr. MacDonald. Motion carried; 5-Ayes and 0-Nays.

Correspondences:

Mr. Astorino: Connie, do we have any correspondences this evening?

Connie Sardo: No.

Privilege Of The Floor For Agenda Items!!

Mr. Astorino: If there is anyone in the audience wishing to address any of the agenda items, please rise and state your name for the record. Let the record show no public comment.

Mr. Showalter makes a motion to adjourn the April 6, 2022 Planning Board Meeting.

Seconded by Mr. McConnell. Motion carried; 5-Ayes and 0-Nays.