

**CITY OF MIDDLETOWN
PLANNING BOARD
MINUTES**

February 06, 2019

A meeting of the Planning Board was held in the Common Council Chambers, City Hall, 16 James Street, Middletown, New York on February 6, 2019 at 7:00 P.M., Mr. Anthony Capozella presiding.

Members Present: Anthony Capozella, John Naumchik, Vanessa Cid-Morales, Nicole Hewson, Dave Madden, Anthony Britto.

Members Absent: Dan Higbie; Adam McCarey, Fire Inspector.

Other Attendees: Richard J. Croughan, Planning Board Attorney; Walter Welch, Building Inspector.

The Pledge of Allegiance was said.

Mr. Capozella pointed out that all first-time applicant appearances are considered a preliminary hearing and the Planning Board may or may not chose to act or vote on those applications tonight.

Approval of January 3, 2019 minutes. Motion by Naumchik; seconded by Mr. Britto.

Roll Call Ayes: John Naumchik, David Madden, Nicole Hewson, Anthony Britto, Anthony Capozella.

**Paul Duggal, LLC
119 Wickham Avenue
addition to the existing dental office**

Mr. Capozella: I take it as to the mailing, sir?

Mr. Nosek: Yes.

Mr. Capozella: And you are?

Mr. Nosek: John Nosek, Fusco Engineering.

Mr. Capozella: Okay. And you're going to represent the applicant?

Mr. Nosek: Yes.

Mr. Capozella: Okay. Thank you. Please state your name for the record one more time.

Mr. Nosek: John Nosek, Fusco Engineering.

Mr. Capozella: And what's your intent, sir?

Mr. Nosek: We're here before the board tonight proposing an addition to an existing building on 119 Wickham Avenue. This is an existing two story building currently used as a dental office. We submitted a site plan to the board, and what we're looking to do is to propose an addition to the first floor shown on page 2, approximately 30 x 32, 960 square foot addition to the rear of the building. That's pretty much what we're looking to do. We are proposing a total of eight parking spaces. There will be two in the front. We proposed a handicapped parking space in compliance with the requirements of the City and an additional parking -- six parking spaces in the rear of the building.

Mr. Capozella: Okay. Thank you. We'll open the public hearing. Anyone from the public wishing to speak on this application, please step forward.

The public hearing was opened.

Mr. Capozella: All right. We'll leave the public hearing open for a little bit, and we'll go to questions and comments from the board. Mr. Naumchik.

Mr. Naumchik: Hey, John.

Mr. Nosek: How are you?

Mr. Naumchik: Good. John, just to clear on this nonconformance that you have on here, is that for the existing building, or --

Mr. Nosek: The nonconforming is for the existing front yard to the front of the building which is existing. We're not proposing to change that, so our proposed addition is in the rear. So we would be of the opinion, unless the board disagrees,

that we're not really increasing any existing nonconformity. Also, the existing lot width is 50 feet, so that's existing. We're not, again, looking to make that -- the lot is not proposed to be changed, and the side yards that are existing we're going to maintain. We're not looking to change those.

Mr. Naumchik: They were all existing.

Mr. Nosek: Existing. Correct.

Mr. Naumchik: That's not a problem, Walter?

Mr. Welch: Not at all.

Mr. Naumchik: No? And on the parking spaces.

Mr. Nosek: Yes.

Mr. Naumchik: Are you supposed to -- what are the requirements?

Mr. Nosek: Per the code, we looked it up and it says minimum of four for dentists, so we have four, and there's a requirement of one for the apartment for a total of five, so we're proposing eight so we believe we meet the minimum of the City's code. Obviously where the addition is going, there's some parking spaces that will no longer be there, so that's why it's existing 13 and it will reduce to eight but still well above the minimum.

Mr. Naumchik: Those two parking spaces in front of the building, those were always there before?

Mr. Nosek: Yes.

Mr. Naumchik: They were. There was no issues of backing up onto Wickham Avenue because that's a very, very highly traffic --

Mr. Nosek: Not to my knowledge. I mean, it's up to the board if it would like us to move them in the rear, but that's easy access for handicap right there, so --

Mr. Naumchik: Yeah. And you have -- I see you have four entrances to this -- the front, the side porch, then the middle roof hanging porch, and then in the back proposed (inaudible) porch?

Mr. Nosek: That's correct.

Mr. Naumchik: So those will all be entrances?

Mr. Nosek: So, yes. There's two -- three existing and an additional one that will be in the rear proposed.

Mr. Naumchik: Is there signs there's one way going in and coming around all the way coming out? Is that correct? There's not two-way traffic on --

Mr. Nosek: The intent was to be one way coming in to the left and then one way coming out to the right, so I'm trying to see if there's signage that's been (inaudible).

Mr. Naumchik: Yeah. That was my question. Was there going to be signage for that?

Mr. Nosek: I don't see anything. We could definitely add some.

Mr. Welch: With regard to the parking spaces, they have to back out to Wickham Avenue; okay? Maybe go down the driveway on both sides of the building, turn around in the back and pull out.

Mr. Nosek: Yes. Except the handicapped parking space because that's the only place that we can give access to the --

Mr. Welch: Okay. I'm agreeing with you.

Mr. Naumchik: I noticed on those front parking spaces, on the front, page 1, you got four spaces.

Mr. Nosek: That's correct.

Mr. Naumchik: And then the next page there's only two spaces, so you're cutting those -- that is existing?

Mr. Nosek: Well, in order to meet the requirements for the handicapped parking space, the width -- you have to have an eight-foot striped aisle width for the handicapped parking spaces, so we lose two of those, so they were relocated to the rear, so I think it's a better scenario to have two instead of four.

Mr. Naumchik: Right.

Mr. Capozella: Anyone else from the board, questions or comments? All right. I'll go back to the public hearing. Anyone from the public wishing to step forward to comment on this application? Okay. So just to summarize a little bit, sir, the five parking spots are a requirement. You're providing eight.

Mr. Nosek: That's correct.

Mr. Capozella: Also, if I hear the board correctly that there are arrows indicated on your plan, we'll put that in the resolution that arrows will be painted, directional arrows will be painted on the blacktop.

Mr. Nosek: Okay.

Mr. Capozella: And that some signage will also --

Mr. Croughan: I don't think that was in the plan. I think it has to be added.

Mr. Capozella: The arrows are here.

Mr. Nosek: We do show the arrows, but we don't show the signage.

Mr. Capozella: The signage is not in the plan.

Mr. Croughan: Right.

Mr. Capozella: Okay. But I'm just indicating that we're going to require some signage to make sure that you get proper direction, proper flow of traffic.

Mr. Nosek: Correct. We agree to that.

Mr. Capozella: Okay. Anything we put in the resolution we'll have to abide by. I did have one other question. I see the way the lot lines are drawn and the parking is drawn. I see the way that the pavement is drawn. Is there any need -- do you have any easement issues here, or I'm just trying to understand and make sure. I see a property line and I see an asphalt line. Do you understand what I'm talking about to the left of the building there?

Mr. Nosek: Yeah. To the left of the building, the crosshatch in the (inaudible) area represents the existing parking. The property line is kind of shown as a dash line. If

you go onto page 1, you can see we actually define them with the metes and bounds. So I don't think there's any -- I see what you're saying. The parking -- existing pavement goes over the property line onto the adjoiners.

Mr. Capozella: Yes.

Mr. Nosek: But we still have approximately almost nine feet on our property line, so I don't think we have a problem with a car getting to our parking spots without having to go over the adjoiners' property line, so I don't think there's an easement issue.

Mr. Capozella: Okay. So just the way it's drawn, it indicated that may be an issue, but you're saying it's not.

Mr. Nosek: I don't believe so. No.

Mr. Capozella: All right. Does the owner of this building own that blacktop that crosses over that property line, or --

Mr. Nosek: Well, he clearly would not own it because it's over the property line, but again, that portion of the pavement which goes over the property line, we don't need to use that portion of the pavement. We have enough area on our lot to get to the back of the property without having to use that portion of the pavement.

Mr. Capozella: Okay. You understand my concern though.

Mr. Nosek: Yes.

Mr. Capozella: Yes.

Mr. Naumchik: John, is there some kind of wall or barrier there on the line, or it just runs right into --

Mr. Nosek: I didn't get a chance to go out and see it. I don't believe there is.

Mr. Capozella: I was there. There's no physical barrier so to speak.

Mr. Naumchik: Okay.

Mr. Capozella: As long as there's no issue between the property owners, I'm okay.

Mr. Naumchik: John, the apartment that's on the existing building, is that a one-bedroom?

Mr. Nosek: One bedroom.

Mr. Naumchik: One bedroom.

Mr. Nosek: Correct.

Mr. Naumchik: Okay. So that's why you figured one spot for that.

Mr. Nosek: One space. Yes.

Mr. Capozella: Excuse me just a moment. I don't know. As long as the applicant doesn't infringe on the adjoiner's property.

Mr. Nosek: For one-way traffic, we have enough room there without going onto the adjoiner's property, so I don't think it's a problem. I mean, if he wanted to put a fence up, he could, and it wouldn't impact us.

Mr. Naumchik: And, John, it's been like that all these years; right?

Mr. Nosek: Yes.

Mr. Naumchik: It's never been --

Mr. Nosek: We're not proposing to change that.

Mr. Capozella: Okay. Anyone else from the board? We're going to close the public hearing.

The public hearing was closed.

Any other questions or comments from the board? Okay.

Resolution concerning 119 Wickham Avenue, Paul Duggal, LLC, an addition to an existing dental office. Parking requirements have been met. Directional arrows will be painted on the pavement, and directional signage will also be added to the plans. I believe that everything else is conforming.

On motion of Mr. Madden and seconded by Mr. Britto to approve the application

of 119 Wickham Avenue, Paul Duggal, LLC, an addition to an existing dental office. Subject to DPW and Middletown Fire Department and through the permitting process of the City of Middletown.

Roll Call Ayes: David Madden, John Naumchik, Anthony Britto, Vanessa Cid-Morales, Nicole Hewson, Anthony Capozella.

Michael A. Bull
75 Wisner Avenue
an auto repair shop

Mr. Capozella: I see Mr. Bull has handed in his mailings. Okay, Mr. Bull. Please state your name for the record and your intent.

Mr. Bull: Michael A. Bull, repair shop.

Mr. Capozella: Anything else you'd like to add, or that's it?

Mr. Bull: Yes. Hopefully, it's cut and dry.

Mr. Capozella: I'd like to open the public hearing. Anyone who would like to comment on this application, please step forward.

The public hearing was opened.

We'll leave the public hearing open momentarily. We'll go to the board for any comments or questions. Mr. Madden.

Mr. Madden: Can you just clarify a little bit the site plan so I can visualize that. I was over there today, and I'm not sure which shop you're looking at.

Mr. Bull: Unit 2, which is -- Pantel Electric is actually in front where the loading docks are. It's the building connected to that. The square building, not (inaudible), which I understand was a garage. Years ago, it was an interior shop.

Mr. Welch: I do believe Pantel worked on his own trucks in there also.

Mr. Bull: Correct. Yes. Yes.

Mr. Capozella: Any other questions from the board?

Ms. Hewson: Will you be selling any motor vehicles?

Mr. Bull: That is not on my agenda at this time. No.

Mr. Capozella: So no resale of vehicles.

Mr. Bull: No.

Mr. Naumchik: Hours of operation?

Mr. Bull: 9:00 to 5:00.

Mr. Naumchik: Monday through Friday?

Mr. Bull: Monday through Friday.

Mr. Capozella: In your application, Mr. Bull, you mention something about proof of zoning from the City of Middletown allowing an automotive repair business at this location. Is that something that the State of New York sent you? Is that what you require? The Department of Motor Vehicles, we have a repair shop application?

Mr. Croughan: A letter.

Mr. Welch: We have to register with the State of New York.

Mr. Capozella: He does.

Mr. Bull: I cannot register with the State until --

Mr. Welch: You have an approval.

Mr. Bull: Correct. Till I get approval from you. Yes.

Mr. Naumchik: And this business is allowed in the I-3 zone? I think that's probably the question too.

Mr. Capozella: I believe so.

Mr. Naumchik: It is; right?

Mr. Welch: If not, he'll just go out of business.

Mr. Capozella: So it is. Okay. Let's go to the public hearing. Anyone from the public wishing to speak, please step forward. We'll close the public hearing.

The public hearing was closed.

We'll go back to the board momentarily. Do you have another question, Mr. Madden, or -- no? I have a question.

Mr. Bull: Yes, sir.

Mr. Capozella: You have a beautiful drawing of your shop; okay? You have no site plan. In other words, I do not tell you where your building is. I have no indication of where this is on 75 Wisner Avenue. I have no layout of the compound so to speak that Pantel has there. I couldn't tell you which building is which; okay? The buildings aren't marked, and it would be beneficial for our code enforcement officers to have a site plan with the building marked.

Mr. Bull: Yes, sir.

Mr. Capozella: That is a requirement of this board. We require site plans. As simple as that picture that you drew only of the entire site.

Mr. Bull: Correct.

Mr. Capozella: Are you able to supply something like that to us?

Mr. Bull: Yes.

Mr. Capozella: I mean, I will motion to the board that it is a simple thing to do, but we will not issue any approval until we receive that site plan and Mr. Welch can review it and say that's the one; okay? With the board's approval. I mean, it is simple, but we should have something for the record. I'll put it to the vote if you want, or if you want to supply us with a site plan first, I'll give you that.

Mr. Bull: Okay. So if I can supply you with a site plan tomorrow, do I have to come back next month before we can --

Mr. Capozella: Well, I would like to do it conditionally and let Walter review the

site plan when it comes in.

Mr. Bull: I will make sure you have one tomorrow.

Mr. Capozella: Or, if you prefer, you'll have to come back.

Mr. Welch: Make it conditional. If I don't receive the site plan tomorrow -- I think you can vote on this tonight, I really do. I mean, it's been there forever. It's not a new building.

Mr. Capozella: No. I understand that, and it's not that complicated. It's just that --

Mr. Welch: But he can never open until he gives me the site plan.

Mr. Capozella: That's true.

Mr. Welch: So that's conditional. It's up to them. I don't vote, so --

Mr. Bull: Understood. Understood.

Mr. Welch: So I'm trying to help you out as best I can.

Mr. Bull: Yes, sir.

Mr. Welch: So make sure I have that in the next day or so.

Mr. Bull: Absolutely.

Mr. Welch: I imagine Mr. Pantel has a survey of his property.

Mr. Bull: Absolutely.

Mr. Capozella: Just mark the building.

Mr. Welch: It's up to you, Richard. What do you want to do? I mean, he can never open unless he gives me (inaudible).

Mr. Croughan: It's a circle, but how do we know signage out there? How do we know parking?

Mr. Capozella: This is true. Mr. Bull, I think we're going to adjourn until next

month. You'll have to supply a site plan, show us parking, show us where your building is so that we can approve it properly and our code enforcement officers know where it is; okay?

Mr. Bull: Yes.

Mr. Capozella: So the motion before the board -- the resolution before the board right now is to adjourn for future consideration. I need a motion.

On motion of Mr. Naumchik and seconded by Ms. Hewson to adjourn the application of Michael A. Bull, 75 Wisner Avenue, an auto repair shop for further consideration.

Roll Call Ayes: David Madden, John Naumchik, Anthony Britto, Vanessa Cid-Morales, Nicole Hewson, Anthony Capozella.

**Alexis Tellefsen and Andrew Whiteman
63-67 North Street
an art studio, ceramics workshop and retail space**

Mr. Capozella: Do you have their mailings?

Clerk: Yes.

Mr. Capozella: Thank you. Please introduce yourselves.

Ms. Tellefsen: My name is Alexis Tellefsen.

Mr. Whiteman: And I'm Andrew Whiteman.

Mr. Capozella: Please state your intent.

Ms. Tellefsen: We're intending to open up a studio and small store on North Street.

Mr. Croughan: What do you intend to do in the store?

Mr. Capozella: Let's open the public hearing first. He's ready to go. Let's open the public hearing. Anyone from the public wishing to comment on this application, please step forward.

The public hearing was opened.

We'll leave the public hearing open momentarily, and we'll refer to the board any comments or questions.

Mr. Croughan: What do you intend to do in the store?

Ms. Tellefsen: So in the store, our plan is to sell work that's made by local artists from the Hudson Valley and other handmade goods, and I personally make pottery, so the goal is to be able to sell the work that I make in the store as well.

Ms. Hewson: Will you be holding classes?

Ms. Tellefsen: Yes. The center section of the building we're dedicating to class workshop space, some that are taught by myself and others that are taught by other local artists in a wide variety of disciplines, so not just ceramics, although we're hoping to be set up for a pottery studio but also other disciplines.

Ms. Hewson: So would the kiln have any special requirement with the fire inspector? I know he's not here. You would use a firing kiln?

Ms. Tellefsen: I would assume so. We haven't spoken to a fire inspector yet.

Mr. Welch: When you make your resolution, you're going to have to talk to DPW and the Fire Department as well.

Mr. Croughan: What are your hours?

Ms. Tellefsen: So the hours would be 10:00 a.m. to 9:00 p.m. roughly, Monday through Saturday.

Mr. Croughan: Closed on Sundays?

Ms. Tellefsen: Closed on Sundays. Yes.

Mr. Madden: Can you explain this a little bit? Like your site plan is a little bit confusing to me.

Ms. Tellefsen: I'm sorry.

Mr. Capozella: Just for the record before you begin, I was able to get a plan. It was a beautiful picture of the interior of the building again.

Ms. Tellefsen: Yes.

Mr. Capozella: There was really no site plan. I know it's difficult because you're in the downtown area, City of Middletown, but what we have printed up is a tax map and highlighted the property that you have applied for.

Ms. Tellefsen: Sure. Thank you.

Mr. Capozella: So the board members -- because you really can't have a site plan of anything downtown, but it does show you the location of where they'll be. If you could pass that to the other side of the room just so the other board members will have an idea where they are.

Mr. Madden: So the address is -- now I've lost it -- 63-67 North Street.

Ms. Tellefsen: Yes.

Mr. Madden: There's more than one commercial space in that building; is that correct?

Ms. Tellefsen: Yes. There are two separate sides.

Mr. Madden: Side by side, maybe an interior entrance to apartments in between them?

Ms. Tellefsen: Yes.

Mr. Madden: Are we looking at left of that staircase or to the right of that staircase?

Ms. Tellefsen: To the left.

Mr. Madden: To the left.

Ms. Tellefsen: Yes.

Mr. Madden: And when I look at this, I'm assuming this North Street down here.

Ms. Tellefsen: Yes.

Mr. Whiteman: Yes.

Mr. Madden: And then this is the rear of your property.

Ms. Tellefsen: Yes.

Mr. Madden: And this.

Ms. Tellefsen: So that's the back room. So when you walk into the space, it's just one long room, so that's represented by the first few pages that are taped together, and then that back room is its own -- it has like a small doorway and like a bit of division with closets and things, so it's kind of its own space. There is a door.

Mr. Madden: I understand. So this two-and-a-half-foot doorway that's shown here is not an exterior door.

Ms. Tellefsen: No.

Mr. Madden: But there is an exterior door though that goes out and there's a driveway to the rear of your building.

Ms. Tellefsen: Yeah. There is a small like recessed area that's directly outside of our door, and then there's a small area for parking.

Mr. Croughan: Walter, it's a permitted use; right?

Mr. Welch: Excuse me?

Mr. Croughan: It's a permitted use?

Mr. Welch: Yes. It's DMU zoned. Yes.

Mr. Croughan: And waive parking?

Mr. Welch: And waive parking. That's all you have to do.

Mr. Naumchik: I have another question for you too. Are you going to be serving any food?

Ms. Tellefsen: No.

Mr. Naumchik: No. No music or --

Ms. Tellefsen: Just like low, just music for the room, but not live music.

Mr. Naumchik: Recorded. No live, no bands, none of that; right?

Ms. Tellefsen: No.

Mr. Naumchik: Okay.

Mr. Croughan: As far as with the kiln, I know it's through the Fire Department meeting up to code with that, but is there anything of only certain people being able to operate it?

Mr. Welch: I don't think so. I mean, it's an oven. A kiln is an oven. I mean, I don't think there's any qualifications, you have to go to school for it, I mean --

Ms. Tellefsen: I mean, I did, but --

Ms. Hewson: My reason for asking was because I thought they go to super high temperatures, and I didn't know what the other tenants or anything, if it posed a danger, but I guess Mr. McCarey will determine that.

Mr. Welch: That's up to Mr. McCarey. They can't open till he approves it.

Ms. Hewson: Right. Okay. Very good.

Mr. Madden: You don't need a license to operate the kiln, I guess.

Ms. Tellefsen: No. No. I mean, it's helpful to have knowledge, but no license.

Mr. Madden: Is it your intent that people taking the classes in your location would be using the kiln?

Ms. Tellefsen: No.

Mr. Madden: It appears that the kiln is set off in the back in an area closed off to the public who may be assembling in your space.

Ms. Tellefsen: Yes.

Mr. Capozella: Any other questions from the board?

Ms. Hewson: I was wondering how many people would be attending the class maximum?

Ms. Tellefsen: I would say a maximum of 10.

Ms. Hewson: Okay.

Ms. Tellefsen: Ten to 12.

Mr. Welch: And that'll also be done by Mr. McCarey, the occupancy mode.

Ms. Hewson: Sure.

Mr. Madden: So I'm still looking at in my original -- in my last comment was that the kiln is in an office room that's separate from the rest of the space, but that room also contains the only bathroom that you're showing on here, to the best of my knowledge.

Ms. Tellefsen: Yes.

Mr. Madden: So that room will be open to the public if they need to use a bathroom.

Ms. Tellefsen: Yeah. It would be open to the public, but a kiln isn't something that you can just like start, so I think that we'll also have other like private things like computers and things like that in that space, so we would leave it open with perhaps one of us there. Our plan isn't to leave the space unoccupied to the public.

Mr. Madden: Okay.

Mr. Capozella: Okay. We'll go back to the public hearing. Anyone from the public wishing to step forward. We'll close the public hearing.

The public hearing was closed.

Give the board one more chance with any questions. All right. Just for the record, we do have a tax map with a highlighted area for the site plan that we're going to

submit; okay?

Ms. Tellefsen: Okay.

Mr. Capozella: We also have a marked up interior plan to show streets -- will be submitted with your application. Put that in there; all right?

Ms. Tellefsen: Sure.

Mr. Capozella: You're also -- it'll be in your resolution. You'll hear me say something about the DMU Zone. It's the downtown Middletown zone there. Any alterations that you do to the exterior of the building, any, have to be done and through the Architectural Review Board as well, so that will be in the resolution.

Ms. Tellefsen: Okay.

Mr. Capozella: Okay? I don't know if you own the building, but whoever does anything to the outside must follow that code.

Ms. Tellefsen: Sure.

Mr. Capozella: All right?

Mr. Welch: Aren't they doing that right now?

Ms. Tellefsen: I think they're --

Mr. Whiteman: Façade.

Ms. Tellefsen: Yeah. They're working on it.

Mr. Capozella: Somebody's working on it, so hopefully it's been reviewed.

Mr. Welch: Well, everything on North Street, as far as I know, the reviews have all been grants.

Mr. Capozella: If not, I'm sure somebody will say something.

Mr. Naumchik: And also a sign if you're going to put up a sign outside.

Ms. Tellefsen: That would have to be reviewed as well; correct?

Mr. Naumchik: Yeah. We'd have to review that.

Ms. Tellefsen: Sure.

Mr. Capozella: Okay. On the application of 67 -- I'm sorry. Does anybody else have any more comments? Okay.

On the resolution for 63-67 North Street, an art studio, ceramic workshop and retail space for ceramics, the hours of operation will be 10:00 a.m. to 9:00 p.m., Monday through Saturday, closed on Sundays. The occupancy load will be determined by the Middletown Fire Inspector. All inspections will be done by the DPW and the Middletown Fire Department, and you'll follow the permitting process of the City of Middletown. And since you are in the DMU Zone, the exterior or any façade work will be done through the Architectural Review Board. Signage as well. I mean, signage that goes on the building will be done through the architectural review board. Okay? The kiln obviously will be inspected by the Middletown Fire Department. We have to waive parking because this is a downtown building. I think I've covered it.

On motion by Mr. Madden, seconded by Ms. Hewson to approve the application of Alexis Tellefsen and Andrew Whiteman, 63-67 North Street, an art studio, ceramics workshop and retail space. Subject to DPW and Middletown Fire Department and through the permitting process of the City of Middletown.

Roll Call Ayes: David Madden, John Naumchik, Anthony Britto, Vanessa Cid-Morales, Nicole Hewson, Anthony Capozella.

**The Missionary Society of Our Lady of Mount Carmel
PRELIMINARY HEARING
128-172 Wawayanda Avenue
Retirement Parish Home**

Mr. Capozella: Just tell us who you are again.

Mr. Depew: Tom Depew of Depew Engineering. We're here representing the Carmelites. They're proposing a retirement residence. It's going to be located on Waverly Place. This is Carmelite Drive here. Here's the corner. There's an existing priory here. There's a maintenance garage here, so as you come down Waverly, you'll be in a big open field. I think it used to be a softball field at one time. So

that's the proposal. We would -- I've got a blown-up site plan here so we can look at it. So basically, it's going to have eight residents in it, so we're supplying the eight parking spaces, four on each side. It'll have handicapped accessibility from both directions. We're also going to supply six additional parking out front. They'll have access via the sidewalk to the front entrance of the facility. Basically, we're also going to have two access points, and then we're going to have a dumpster over here, so taking care of that. Additionally, the place will have its own kitchen, so we're going to propose to install a grease trap. That would be under code, and then we would collect the sewer and connect into the existing sewer that runs down parallel to the ponds down below. There's an existing sewer down there. And then also we're going to tap the existing water and bring in a 4-inch line which will supply both domestic and fire protection. And basically, we are going to have to remove a few trees off the road area out here. There's three trees that we've got to remove. Additionally, we're also proposing to put two catch basins. There's a ponding area on Waverly that always ponds there, so we went over there with the Carmelites. We'll put a catch basin here and then bring it down through here. I'm not sure whether the City wants an easement over that pipe or not. I mean, there's no storm sewer systems either in this direction or this direction, and this was kind of the shortest distance to resolve the problem that's there. And basically, when the project's all done, we're also going to landscape it up, so we're going to put landscaping down both sides and some landscaping through the facility to give it a nice appearance from the roadway.

Mr. Welch: Where's that sewer going to run?

Mr. Depew: The sewer will run out the back, and there's a --

Mr. Welch: Out to Wawayanda?

Mr. Depew: No. There's a sewer line that runs -- it runs up -- well, let me get to -- there's a sewer line that ran up through Wawayanda Place, okay, and ran up through here, okay, and actually it services the whole facility over there.

Mr. Welch: It's on the outside of the edge of the pond then.

Mr. Depew: Yeah. Right here. There's the pond edge there, and then the sewer's running right up here, and actually that whole facility out there is sewered by the City of Middletown, even though a large portion of it is in the Town of Wallkill. The Town of Wallkill line is right here, so this actually is in Middletown. This is half in Middletown and Wallkill, and then the chapel and everything is in Wallkill, but that is all serviced by City water and sewer.

Mr. Welch: Thank you for your information.

Mr. Depew: Yup. The only issue, and I'll go over that with the Water Department, is we are also with the project, the master meter out there hasn't worked in 25 years, so we're going to be replacing that and repairing all that. The Water Department had requested that of us.

Mr. Welch: Those two storm sewers, Mr. Meyers wasn't very happy with that.

Mr. Depew: He come out and asked me what we were going to do with that puddle out there.

Mr. Welch: That's been forever.

Mr. Depew: It doesn't go anyplace, so that's the only -- the only way we could do is come over out here, and I don't know whether the City would want an easement over that pipe or not because basically we're taking the water off the City street with it.

Mr. Welch: Good move.

Mr. Depew: Yeah.

Mr. Naumchik: Tom, has Gef Chumard seen this yet, our engineer?

Mr. Capozella: I doubt it. It's a preliminary hearing only.

Mr. Depew: Right.

Mr. Naumchik: Okay.

Mr. Capozella: Nothing's been supplied yet.

Mr. Naumchik: But it will go to him.

Mr. Capozella: Oh, it has to go to him.

Mr. Depew: Yeah.

Mr. Naumchik: Does he have the Short Form EAF?

Mr. Depew: Yeah. Yeah.

Mr. Naumchik: If he rejects that --

Mr. Depew: If he wants the Long, we'll do one. We're actually disturbing less than an acre, so we won't be subject to the NOIs or anything like that.

Mr. Naumchik: And this will be specifically only for the priory.

Mr. Depew: Yeah. There's eight residences for retired priests in there. That's going to be it, so --

Mr. Naumchik: And that's it.

Mr. Depew: That's it.

Mr. Naumchik: Only them.

Mr. Depew: Only them. Yup.

Mr. Madden: How does a facility like this fit into a single family home zone?

Mr. Depew: Well, the zone allows the overall church institution in that zone, so there is already existing residences for priests over on the next building over, so it's been an ongoing use on the thing, but it is allowed by the code.

Mr. Naumchik: This is R-1.

Mr. Depew: Yeah. But it is actually allowed in the zone if you read through the zoning. Anything to do with a church or anything like that.

Clerk: It's an accessory use.

Mr. Depew: Yeah.

Ms. Hewson: I won't be voting on it because I work for them, but it's just like a giant campus really if you go over there. There's a school and the parking lot and the priory, and across the street there's the shrine and everything.

Mr. Depew: Right.

Mr. Naumchik: Are you doing any extra lighting or whatever?

Mr. Depew: I think we're just going to do some entrance lighting. I've asked. The architect is supposed to meet with them again, but they didn't seem about doing any, you know, and I told them if they do anything, it would be low, you know, kind of low volume so it's not glaring anyplace or anything like that.

Mr. Croughan: What about for the parking lot lighting?

Mr. Depew: Well, the parking lot -- so this is for the residence, so if we do any lighting, it would just probably be a couple wall packs on the building just to give some lighting on that area. There was really no attempt to light these areas out here in the front.

Mr. Naumchik: Is there a need for handicapped parking?

Mr. Depew: Yes. We supply handicapped parking on both sides. We got two together, and then it's all handicapped accessible.

Mr. Naumchik: Accessible to the building?

Mr. Depew: Yeah. Yeah. I mean, they're retired, so a couple will probably be handicapped.

Mr. Capozella: Any other questions? Any other questions from the board? Martina, just make sure that Mr. Chumard gets the plans. He already probably knows if he has Mr. Depew's contacts.

Mr. Depew: Yes.

Mr. Capozella: And I guess we also got a full environmental assessment with our packet?

Mr. Depew: I think we did just the Short Form.

Mr. Capozella: Okay. Make sure Mr. Chumard gets that also through you. So just unofficially, everyone is okay with that. We're going to move it forward to our engineer for review. It's not a vote, so if everyone's comfortable with that, we'll move on. Okay.

Mr. Depew: Okay.

Mr. Capozella: Anything else to add, Mr. Depew?

Mr. Depew: No. I just -- I don't know what the next meetings would be or would it have to come back from Gef first?

Mr. Capozella: Technically, another month goes by, we can do a true preliminary hearing --

Mr. Depew: Right.

Mr. Capozella: -- presentation. Hopefully, Gef will have time to do some of his review.

Mr. Depew: Okay.

Mr. Naumchik: And then also, this has to go to the County too, correct, because it's right on the line.

Mr. Depew: Yes.

Mr. Naumchik: This has to be approved by the County.

Mr. Depew: We could actually send those plans now if you want for 239 (inaudible) review.

Mr. Capozella: And you mentioned Wawayanda. Did they have any --

Mr. Naumchik: Well, that'll be on the mailing.

Mr. Depew: What's that?

Mr. Naumchik: When you did the mailing, it has to go to Wawayanda too and Wallkill probably; right?

Mr. Depew: Not Wawayanda, just Wallkill.

Mr. Naumchik: Just Wallkill.

Mr. Depew: I mentioned it's Wawayanda Avenue that runs through there and

Wawayanda Place, but it has nothing to do with the Town.

Mr. Capozella: It's really Wallkill then.

Mr. Depew: Yeah. It's Wallkill.

Mr. Naumchik: But the County is the one, the County Planning.

Mr. Depew: Yes. So, I mean, I could supply another set of drawings if you want to send it down to them because it might take a while to look at.

Mr. Capozella: Yeah.

Mr. Depew: Okay. So I'll give you another set. Okay.

Mr. Capozella: Start the process.

Mr. Depew: All right.

Mr. Capozella: And we'll see how far along Mr. Chumard gets with it before we schedule your next one. How's that?

Mr. Depew: Okay. Yeah. Just let me know.

Mr. Capozella: Just for another presentation.

Mr. Depew: All right. Okay.

Mr. Capozella: We'll have to put you into a public hearing, so --

Mr. Depew: Yes. Okay. All right.

Mr. Capozella: All right. We'll be in touch.

Mr. Depew: Okay. Thank you.

Mr. Capozella: Thank you.

Motion to adjourn by Mr. Naumchik, seconded by Ms. Hewson.

Roll Call Ayes: David Madden, John Naumchik, Anthony Britto, Vanessa Cid-Morales, Nicole Hewson, Anthony Capozella.

Adjourned 7:41 p.m.

Respectfully Submitted,

Diane Genender, Transcriber