

APPROVED: 12/15/11

**MINUTES OF THE
TOWN OF HIGHLANDS PLANNING BOARD
NOVEMBER 17, 2011**

A regular meeting of the Town of Highlands Planning Board was held in the Highland Falls Library, Highland Falls, New York, on Thursday, November 17, 2011, at 7:00 P. M.

THERE WERE PRESENT:

Board Members:

Erik Smith, Chairman
Cathy Kelly
John Hunter
Chris Dyroff

Absent:

Terry Holt, Deputy Chairman

Mark Taylor, Attorney (Rider, Weiner & Frankel, P. C.)
Bruce Martin, P. E., (J.R. Folchetti & Associates, L.L.C.)
Leslie J. Dotson, Associate Planner (Garling Associates)

ALSO PRESENT: John Hager, Building Inspector, Maria Hannawalt, Roy Hannawalt, Kathy Ripa, James Ripa, Zachary Peters, EIT, and Thomas Olley, P. E. (Hannawalt).

The meeting was called to order at 7:00 P. M. by the Chairman with the Pledge to the Flag. It was noted that there was a quorum present.

A motion was made to adopt the October 20, 2011 Minutes, as amended.

Motion: Dr. Kelly Seconded: Mr. Dyroff Approved

COMMUNICATIONS

- Letter from Orange County Planning Department with reminder of responsibilities of referring GML projects.
- Notice of Orange County Municipal Planning Annual Dinner on November 30, 2011.
- Letter from the Building Inspector about a request for a building permit that he denied from Marchese Chevrolet for a proposed addition.

TRAINING

- Employee Workplace Violence and Sexual Harassment Training to be held Tuesday, November 29, 2011, at 7:00 P. M., at the Ambulance Corps Building. Two Board Members remain to complete the training.
- Comprehensive Planning Board, Wednesday, November 30, 2011, in Westchester.

VOUCHERS

September

Rider, Weiner & Frankel, P.C. (Attorneys)	
General	\$370.00
Rodway	277.50
Homeland Towers	55.50
Ripa	314.50
Hannawalt (Self Storage)	370.00

October

Rider, Weiner & Frankel, P.C. (Attorneys)	
General	\$259.00
Homeland Towers	56.58
Ripa	555.00

Folchetti (Engineering)

Rodway	\$195.00
Hannawalt (Self Storage)	463.50
Corbin Hill	203.50

Garling Associates (Planning)

General Planning	\$315.00
Ripa	52.50
Rodway	157.50
Hannawalt (Self Storage)	357.00

The Chairman will submit these vouchers to the Comptroller.

NEW BUSINESS - None

OLD BUSINESS

Kathy and James Ripa, 2 Lot Subdivision, R-4 Zone, Section 2, Block 3, Lot 23

Mr. Zachary Peters, of Mercurio-Norton-Tarolli, representing on behalf of Design Engineer Larry Marshall who was unable to be at this meeting began the discussion stating that they have addressed most of the Engineers Comment Letter of November 17, 2011.

Comment Letters from Leslie J. Dotson, Associate Planner, of Garling Associates and Uday K. Jinabhai, P. E., of Folchetti & Associates, LLC were discussed with the issue of access permission being the major factor.

Mr. Bruce Martin, P.E. of Folchetti & Associates, LLC brought up the issues of stabilizing the swale, curb cutting, and the well use. There will be a note on the plan stating the well will be used for irrigation purposes only and not for drinking, as approved by Orange County Health.

The Applicant hopes to finalize the access permission issue, complete the Engineer's comments, and appear at the December meeting to request a Public Hearing for January 19, 2012.

Hannawalt Site Plan, 1144 Route 9W, Section 9, Block 12, Lot 11.

Mr. Thomas Olley, P. E., addressed the Board representing Mr. Hannawalt. He stated that the site plan had been enhanced with details as related to the Engineer and Consultant comments and now provides more information. He asked the Board if they would waive the Public Hearing.

The Chairman stated that this type of use requires a GML 239 Referral to Orange County Planning, and notifications be sent to the fire department, police department, and the school district for comments before a Public Hearing could be held. Public access was discussed concerning emergency situations.

Comment Letters from Leslie J. Dotson, Associate Planner, of Garling Associates and Bruce Martin, P.E., of Folchetti & Associates were discussed.

Mr. Olley told the Board that Mr. Hannawalt had decided to get rid of the dumpster which could become burdensome to the owner and an eyesore. He also stated that there would be security cameras.

A discussion of a color rendering being available was held and Mr. Olley stated one will be presented to the Board for the Public Hearing. Mr. Hannawalt explained the color scheme would be primarily sandstone. The fence will be wrought iron and will be retractable with a stopping point.

A Public Hearing was scheduled for December 15, 2011.

Mr. Hager stated that the project had received input from the ZBA and did receive a favorable opinion under the ZBA's interpretation of the use. He recommended that it should be put on the plans. The Applicant stated that it has been included on the plans. Mr. Hager asked about signage. The Applicant and Mr. Olley stated it will say "Fort Storage" and will be on the face of the building with backlit letters in a subtle blue.

A motion was made to schedule a Public Hearing for December 15, 2011 for this project.

Motion: Dr. Kelly

Seconded: Mr. Dyroff

Approved

PUBLIC COMMENT

- Mr. Hannawalt asked the Board in the best of all worlds all questions answered, no thoughts still lingering in your minds, how soon after the Public Hearing could there conceivably be a decision made in regard to site plan approval? Is that a fair question?

The Chairman stated by Law the Board has 62 days to do it, and the Board must have the answer from the GML referral. Perhaps a vote may be made the night of the Public Hearing if all questions have been answered.

- Mr. Martin asked the Applicant if he had made a submission to the DOT.

Mr. Olley stated the DOT will not act until this Board acts.

- The Chairman stated there are still outstanding fees for Homeland Towers. They have not requested to be on the agenda.

At 8:12 P. M., a motion was made to adjourn the meeting.

Motion: Mr. Hunter Seconded: Mr. Dyroff Approved

Respectfully submitted,

Fran DeWitt, Recording Secretary

**The next Regular Planning Board Meeting is
Thursday, December 15, 2011**