

Village of Greenwood Lake Planning Board
04/04/2024 7:30PM

Bob Zimmer- Chairman -Present
Steve Honan, Esq- Attorney- Present
Jamison Zajac- Village Engineer - Present
John Tracy- Present
Jack Sirios- Present
Jennifer Lyons- Present
Mariano Choconi- Present
Mark Palmieri- Absent
Charles Pekarek (Alternate)- Present
Michael Stearns- Building Inspector- Present
Danielle Mulqueen- Planning & Secretary- Present
Chad Sellier- Village Trustee- Present

Returning Applications:

1- 7 Waterstone Road/Benjamin's Steakhouse and Hotel- Public Hearing still open.

1st Applicant: 7 Waterstone Road/Benjamin's Steakhouse and Hotel.

Bob Zimmer- Introduces new Attorney Steve Honan and new Building Inspector Michaels Stearns. Announces the upcoming application for "Cabin12", suggests to the Board to get a head start that a motion be made to declare to be lead agency in order to start the ball rolling, and to set up public hearing for them for the next meeting too.

John Tracy- Makes motion

Jack Sirios- Seconds

All- Aye

Motion carries

Charles Pekarek- What is this?

Bob Zimmer- It's the new marina, that is by the 17A bridge and they have an application, it probably hasn't been distributed yet, but they want to expand their facility to offer food and drink.
So, moving on. We have one application tonight; it is the returning application for Benjamin's restaurant and hotel at 7 Waterstone Road. Where we left off is we were getting near the end of reviewing this application, the last thing we needed to do was analyze the SWIPP plan so that we can complete the SEQR review. I will give you the chance to go over what is in that packet that you submitted.

Dan Getz (Applicant Engineer)- So, we have revised the SWIPP, storm water management plan and the details and calculations for that.

Bob Zimmer- Last time the problem was you did not have enough capacity.

Dan Getz- Right, so we changed that and added a bunch of new measures to improve the stormwater quality compared to what was there before. We still have the cistern and the underground infiltration; we have also added a retention and three stormwater planters which are similar to a bioretention area that would pond during storms and then let the water out slowly afterwards. We also put in an area of pervious pavers in the front for the entrance drop off area that would provide a visual distinction at the same time that will help with the stormwater issues. We designed all of these things to split up the water coming off the roof and deal with it better than the circumstances had been previously on the property. We still have that hydrodynamic separator for the areas that we couldn't treat with one of these other many practices. We redid the calculations and we feel it will provide better water quality and meet the state's standards and reduce the amount of phosphorus going into Greenwood Lake compared to present conditions. We also submitted a traffic study and as part of that the entrance was changed to have only one two-way entrance and then a one-way in here and that....

Starke Hipp (Applicant's Traffic Engineer)- So we prepared a traffic study that included analysis of operations at various offsite intersections, we also looked at site distance for the driveways. We looked at the driveways that they proposed at one point there was a third driveway and we walked back from that feeling that two driveways were much more appropriate for the use. We shifted the driveways to be able to achieve stopping site distance. I did get Phil's (Planning Board's traffic engineer) comments- There were not many "should" over "could" comments apart from what I think deals with the mitigation we were talking about for some of the collision patterns we saw at intersections. And they are pretty minor improvements that I think the applicant would be willing to work with the DPW. One recommendation was at Waterstone and Sterling Roads, there is a three-way intersection there, it is a little bit of a confusing intersection with the alignment of the roads, so one of our recommendations was to put a "all way" plaque that goes beneath Stop signs. The other intersection where we saw where we could potentially help reduce collision concerns was at 17A and TenEyck Ave. there and then the Village Plaza driveway where Dunkin Donuts is. The driveway is not signed so we could put a Stop sign there. We also looked at operations at off site intersections and there is plenty of capacity at the intersections that we have, no real concerns highlighted there. Admittedly we did do counts in December but we seasonally adjusted those counts using data from the DOT.

Bob Zimmer- Asks that they provide a response of record to the PB's traffic engineer's comments.

Starke Hipp- Yes, we can certainly do that.

Bob Zimmer- Thank you for addressing the traffic study. Let's go over the turning radius stuff you worked on.

Dan Getz- After reconfiguring the entrances we looked at turning radius for the fire vehicles coming in and out of the site from both directions We used the size information for the Warwick trucks which are actually bigger than the Greenwood Lake trucks. So, we feel that it will definitely be able to make the turn. Just the truck body goes over the curb not the wheel well. There is a small change to the dumpster moving to the loading berth area in the employee parking and that allowed us to have an aisle for maintenance for the stormwater basin in this back corner and also during the winter this area here could be used for snow storage.

Bob Zimmer- Okay, Jaime had comments...

Jamison- I recommend you review fire code with the Building Inspector because buildings over 30' typically trigger certain requirements for fire apparatus access that I believe is 26' wide.

Dan Getz- Right, we do have this path here is 26' wide coming in this entrance and coming around this way is all at least 26' wide.

Jamison- O.K. there are other sections in that part of the code that are worth looking at. I always recommend that you send the plans to the fire department for review.

Bob Zimmer- We will send it to the fire department. I tried early on to get the fire department to comment on this project and they did not respond to me, so I want to try to reach out again.

Jamison- Goes through his general comments. (copy in records) Re-cap of SEQR items. I did have comments on the SWIPP but like Dan said we did go over them earlier today and they are almost all just plan cleanup and clarifications. The one comment that I had that I would like them to address is the hydrodynamic separator does not provide any phosphorus removal and should not be included in the calculations.

Dan Getz- I think that the plan we have is still in pretty good shape. You are correct that the hydrodynamic separator does not significantly remove phosphorus, however because this is a re-development project the threshold set by the DEC is lower than for new construction. So overall this will still be an improvement on this site. It will be almost half according to calculations of phosphorus going into the lake than from current conditions on the site.

Jamison- Yes, so if you look at the overall picture of what they are providing it goes above and beyond what DEC requires. They just need to be accurate with calculations on the report.

Dan Getz- The DEC did issue a permit for the plans for the septic and we expect the approval from DOH shortly.

Jamison- My other comments Dan has already addressed. But speaking of the DEC, have they gotten back with any comments for the docks.

Michael (Applicants' Architect)- I'll have to check on that. I will bring those drawings to the next meeting.

John Tracy- And you have taken care of the Coast Guard's demands on channel space?

Michael- Yes

Bob Zimmer- Did they ever give you a final determination on what that was, what the allowable is?

Michael- No, we just showed them how much space we had and they had no objection. We emailed and asked but no one ever said, just that they did not have a problem with our plans.

Bob Zimmer- Does anyone else have comments? Steve?

Steve Honan (Attorney)- Everything looks to be ok. Coming to this late, did you have a public hearing already?

Bob Zimmer- Yes, it is still open.

Steve- O.K.

Bob Zimmer- It doesn't look like we have public present tonight. I want to hold it open until next meeting. I think that's it. We could start on SEQR review or we can wait till next meeting when we close SWIPP.

Jack Sirios- I think we wait to close out everything and then close SEQR and issue the final approval. It makes more sense to do it all in one meeting.

Steve Honan (Attorney)- We should close out SWIPP and then SEQR

Bob Zimmer- O.K. on legal counsel we will finish the SEQR review next time after you can implement the comments from the engineer, which doesn't sound like too much.

Michael- O.K.

Bob Zimmer- I think what Jack just said is reflected by the board, we are happy with this and excited to see it move forward. Motion to adjourn?

Jack Sirios- Motion

Jenny- Second

All- Aye

Meeting adjourned at 8:21 PM

DRAFT