

In The Matter Of:
Town of Mamakating
Planning Board

Learning Tree -2-4-15
March 19, 2015

Jeric Corporation
Court Reporting Services
P.O. Box 385
Narrowsburg, NY 12764
(845) 252-3515

COUNTY OF SULLIVAN : TOWN OF MAMAKATING
PLANNING BOARD

----- X
LEARNING TREE PRIVATE SCHOOL - Site Plan
Tax Map Section 46; Block 1; Lot 83
NBD Zone
Bloomingburg, New York
----- X

Town Hall
Town of Mamakating
February 4, 2015
8:07 P.M.

PLANNING BOARD MEMBERS:

- STANLEY ZAMONSKY, III, Chairman
- MORT STAROBIN, Board Member
- JANET LYBOLT, Board Member
- PATRICK KELLER, Board Member
- LORRY GREEN, Board Member
- ALEX GOODMAN, Board Member
- RICHARD GLISSON, Board Member
- LINDA FRANCK, Secretary
- JOHN CAPPELLO, ESQ., Attorney
- STU TURNER, Planner
- LAWRENCE PAGGI, P.E., Engineer

Also Present: TERRESA BAKNER, ESQ., on behalf of Applicant

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Reported By: Rosemary A. Meyer

1 - PRESENTATION -

2 can appreciate after you have seen the letter from Tom
3 dated 1-28-2015. Previously, we had also provided a letter
4 from Bob Miller on the results of the drilling testing so
5 far.

6 And lastly, there was a question as to whether all the
7 legal documents that Mr. Cappello had requested had been
8 provided, and he confirmed that he's reviewing those and
9 that he has them, in an e-mail to me dated December 30th,
10 2015. So John, if you have any comment on those, I'll be
11 happy to address them at any time.

12 I'm going to turn it over to Tom. Tom's going to go
13 through the response to Mr. Paggi's final comments, which
14 are very technical. I think we're at the end of things
15 that we can respond to. He's also going to update you on
16 the water supply, which we have good news on, so that's
17 great.

18 And then to the extent, I notice that the gentleman
19 from Stonefield is not here, I don't know if you still have
20 questions regarding the issue, if you have any questions
21 regarding Tom Reilly's letter, Tom's here and he's happy to
22 answer it. And as always, we have Mark here as the
23 architect so that if there are any questions from the Board
24 regarding the architectural plans that have been submitted,
25 he can answer those.

1 - LEARNING TREE -

2 **CHAIRMAN ZAMONSKY:** Our next applicant is learning
3 Tree Private School.

4 Maybe you just want to kind of catch us up what's
5 transpired since the meeting with the project.

6 **MS. BAKNER:** Sure. I appreciate that.

7 My name is Terresa Bakner and I'm here on behalf of
8 Learning Tree. With me I have Tom Olley, the project
9 engineer; Tom Reilly, who's been handling traffic for us,
10 as well as Mark Mariscal, the architect.

11 What's happened from the last meeting is we responded
12 to the letter by Stonefield regarding the emergency signal
13 issue. Tom Reilly submitted a letter on 1-9-2015, so that
14 should be in your packet. There was a letter from
15 Mr. Paggi that was provided to us prior to the previous
16 meeting, and that was replied to by Tom Olley on January
17 28th, 2015. We also have a letter from Tom on the water
18 supply. It's actually a letter to Glen Illing of the
19 Department of Health giving him an update on the status of
20 where we are with the well drilling and testing, and that
21 letter is also dated 1-28-2015. One of the reasons why we
22 provided that sort of status update to Mr. Illing, and
23 provided it also to you, was to answer the questions by the
24 Board members as to why does it take so long to develop the
25 information concerning the water supply, which I think you

1 - PRESENTATION -

2 All right.

3 **MR. OLLEY:** Thank you, Terresa.

4 Over the course of the last few weeks we had the
5 opportunity to sit down with Larry and go over the
6 technical issues, as had been suggested at the last
7 meeting. I won't go over those point by point, but I'll
8 provide a general overview of them. Several of them were
9 really very technical in nature, not complex, but just
10 understanding some grading, handicap ramp slopes, which we
11 went over and think that we have cleared up.

12 There were a couple questions regarding the storm
13 drainage. I guess the best way to put it is that we choose
14 to disagree with Larry on some interpretations, however,
15 we've modified the plan to address those. One of the
16 techniques that the DEC provides in the arsenal of ways to
17 handle the green infrastructure mandate is tree planting.
18 We still have trees in there, we've just taken the
19 calculation out that apply would a credit to the impervious
20 area and recalculated. We've changed a filter strip to a
21 dry swale in one area, and we provided some additional
22 calculations. The term is runoff reduction volume and
23 water quality volume. We've updated the calculations on
24 that.

25 As far as the plan goes, there were just some very,

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1 - PRESENTATION -
2 very subtle changes to the plan. One off most significant
3 pieces of information that we've been able to nail down
4 over the course of the last several weeks has to do with
5 the water supply. At this point, we have three wells on
6 the site that will be used for the nontransient,
7 noncommunity water supply. Those are in two locations.
8 This is a copy of the plan that was e-mailed to the Board
9 as an attachment to the letter to Glen Illing. This oval
10 area in here represents, the centric of those circles are
11 the well locations. They're indicated as PW-1, PW-2, PW-3.
12 PW-1 is the most northerly one. PW-2 and 3 are only ten
13 feet apart, one being a mechanical backup for other.
14 On our Site Plan, the grading, utility and erosion
15 control plan, we are now showing the water connections from
16 those wells to the utility and storage building located at
17 the rear of the site, the existing building there. That
18 building will house whatever water treatment equipment that
19 we will be required to have to meet the Health Department
20 standards.
21 What we've done since the first of the year is that
22 we've gone out and looked at all of the surrounding
23 properties, identified, I think there's about eight
24 different wells that we're monitoring right now off the
25 property while we conduct the aquifer test, which each of

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1 - PRESENTATION -
2 the three wells is being subject to a 72-hour pump test.
3 One happened to be 96 hours because of the storm on Monday.
4 The lab was closed on Monday so we just let the pump run
5 for another 24 hours before taking the samples. The most
6 northerly well has a yield of about eleven and a half
7 gallons per minute. PW-3, which is one of the wells to
8 the west, has a capacity of five gallons per minute. The
9 other well is being tested. I think the test is either
10 tomorrow or on Friday on that one. But we did conduct a
11 shorter duration test to establish the target pumping
12 rates, and that was outlined in that letter to Mr. Illing.
13 That's believed to be also in the 10 to 12 gallon per
14 minute range. Put it all into perspective, our initial
15 calculations on the water that we're going to consume
16 according to the old DEC numbers is 3200 gallons per day.
17 We have a capacity there of 25 gallons per minute, so 1440
18 times that, we have about ten times the amount of water
19 that's required, so we're in very good shape there.
20 During the target testing, the target pump rate
21 testing, the eight-hour test, we did some very preliminary
22 screen of the water quality just so we had an idea of what
23 we were looking at. What we found is water very typical of
24 wells from wells completed in bedrock in this area, in the
25 Bloomingburg area. Tended to be high pH, tended to be a

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1 - PRESENTATION -
2 little bit on the high iron side, and faint trace of
3 hydrogen sulfide, the rotten egg smell, some people call it
4 sulfur; and also had a little bit of turbidity, a little
5 cloudiness to it. However, that's improved since the tests
6 have been conducted for the 72 hours on each of those.
7 Each of those parameters are very common, very easily
8 treated. For example, the hydrogen sulfide and the iron,
9 just the chlorination that we'll do for disinfection will
10 oxidize those compounds and they can easily be filtered
11 out. The pH is simply lowered by either injecting acetic
12 acid, vinegar, basically, or an alum solution. The alum
13 sometimes we use this to get the colloidal material. This
14 cloudiness in the water appears to be from fleck that is
15 deep in the ground. These wells are 650 to 750 feet deep.
16 The alum will help to flocculate that material so that it
17 can just be settled out. So it's very common in this area
18 and the treatment is nothing fancy, nothing special.
19 As I said, we've shown both connection lines, we've
20 added the disturbance areas. We've also noted that we will
21 cross an existing ditch that's on the property that we've
22 identified as being potentially a federal wetland. It
23 could be isolated. The only ones that would determine
24 that, if we were to claim it were not federal wetland,
25 would be the Army Corps of Engineers. But we're going to

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1 - PRESENTATION -
2 treat that as federal wetland. We're proposing a 50 square
3 foot disturbance under what they call Nationwide 12, which
4 is for the installation of utility lines. It does not
5 require, what you've heard before, a PCN, preconstruction
6 notification. I think there's four or five different
7 criteria under the Nationwide 12, and we don't come close
8 to meeting any of those criteria. Some of them are two or
9 three hundred feet in length along the line, certain area
10 requirements. We don't come anywhere near that, and we've
11 indicated that on the plan as to exactly how that's to be
12 pursued.
13 I know that Terresa mentioned that Tom Reilly is here
14 to answer any questions about the Stonefield letter. There
15 were a few items that we've incorporated on our Sheet No. 8
16 that Stonefield had recommended. In concert with Reilly
17 Engineering, we've added signs along. We've got the road
18 approach to the firehouse. We've added pavement
19 markings indicating the school crossing on both approaches
20 on Main Street. We've provided the high visibility
21 crosswalks. And just so that it's clear, we've also put
22 the flagger details should any of the construction that
23 we've outlined require a very short duration of lane
24 closure. In fact, typically, if there is a flagger out
25 there to put the school cross markings, the school cross

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1 - PRESENTATION -
2 markings on, those are pressure pads that go down, so
3 usually you're only talking a few minutes for each to put
4 it down. But just to be on the safe side, we've included
5 all that information on there.
6 I think with the information that we've provided to
7 you, copies of what we had sent to the Health Department,
8 it really paints a very clear picture now of what we have
9 in the way of our water supply out there, that we found a
10 good aquifer of satisfactory quality that will require a
11 little of bit of treatment. But we certainly have done a
12 tremendous amount of evaluation and study of the aquifer
13 that's out there.
14 Teresa.
15 **MS. BAKNER:** I don't know if you want me to have Tom
16 Reilly go over the information on the emergency signal. I
17 would be happy to do that. Would you like us to do that,
18 Chair?
19 **CHAIRMAN ZAMONSKY:** I think we've reviewed it with him
20 previously.
21 **MS. BAKNER:** Okay.
22 **CHAIRMAN ZAMONSKY:** So I think unless anybody from the
23 Board would like to?
24 (No verbal response.)
25 **CHAIRMAN ZAMONSKY:** I think we'll hear from our

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1 - CONSULTANT'S COMMENTS -
2 consultants.
3 **MS. BAKNER:** Okay.
4 **MR. UNIDENTIFIED SPEAKER:** May I ask a question?
5 **CHAIRMAN ZAMONSKY:** No, no public comment.
6 Larry, do you want to walk through?
7 **MR. PAGGI:** Yes. We won't really have any additional
8 comments prepared. We agree with Tom, that we've had
9 several meetings and they've been very productive.
10 We just received, Tom actually sent the plans on
11 Friday. We did take a look at that. We do have a couple
12 of technical questions and comments that, again, I will
13 deal with Tom directly on that.
14 I guess, really, for the purpose of tonight, the
15 questions that I would have are that when you finally get
16 to your system design and if you are going to be installing
17 filters and there is backwash that's associated with those
18 filters that your plans reflect the total demand, including
19 those backwash rates, which I'm sure the Department of
20 Health is going to require that you do, anyway.
21 Do you have any feel for when we might see the pump
22 test results or some, maybe at least one of the wells'
23 quality sampling? Do you have a feel for when that might
24 come in?
25 **MR. OLLEY:** I'm thinking since we took the first

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1 - CONSULTANT'S COMMENTS -
2 sampling a week ago Monday, it's probably about two weeks
3 out yet before we'll see those analytic results back. The
4 synthetics, the SOCs, will generally take the longest, and
5 they're shipped out to another lab. But we can see if we
6 can get the other results, the primaries, the BOCs and all
7 the other items. If we can get them to you --
8 **MR. PAGGI:** Is it a fair assumption that we might see
9 pump test results and at least a quality sample from one
10 test, from one well, before the next meeting?
11 **MR. OLLEY:** I think yes. I think we may be able to
12 provide you with that.
13 **MR. PAGGI:** I just have one other comment that we'll
14 add to our review letter. This is just something that came
15 up in thinking about the flows to the treatment plant. As
16 a condition of approval, we probably should get a letter
17 from Bloomingburg just stating that they'll provide sewer
18 services, just for the files, for our records, so that we
19 know. It's just a standard.
20 **MS. BAKNER:** We're already hooked up, Larry. The
21 building is hooked up.
22 **MR. PAGGI:** So would that be something we would still
23 want? It's a pretty standard. Yes, that's true, it's
24 already in use.
25 **CHAIRMAN ZAMONSKY:** Stu.

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1 - CONSULTANT'S COMMENTS -
2 **MR. TURNER:** Yes, the building is hooked up. I just
3 think what Larry is referring to is we're trying to put
4 together some of the documents that confirm environmental
5 impacts, and so on. Whether the treatment plant will
6 accept the amount of effluent from this use, that's, I
7 think, what we're looking for. I think we know it's hooked
8 up.
9 **MS. BAKNER:** It is hooked up and the wastewater
10 treatment plant that has been approved by DEC has more than
11 sufficient capacity to handle it.
12 **MR. TURNER:** We have documentation to that effect?
13 **MS. BAKNER:** We can provide you document.
14 **MR. TURNER:** That would be useful.
15 **MS. BAKNER:** Yes.
16 **MR. TURNER:** There are one or two other things. I
17 think we've gotten responses to all of our comments over
18 time. I think the notations on the map dealing with the
19 signage and so on and the safety crossing.
20 I think it's really going to be the Board's call on
21 the question that has to do with the signal, so we're going
22 to leave that to the traffic engineer. I'm not a traffic
23 engineer.
24 And actually, just probably the only other point, we
25 may have a couple comments, and John has maybe some

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1 - CONSULTANTS' COMMENTS -
 2 we move forward, that depending o how the water comes out,
 3 just to make sure that we know we have everything we need
 4 to make this determination. So I wanted to, hopefully in
 5 the next just couple minutes, go through the areas where we
 6 need to make findings pursuant to the Village of
 7 Bloomingburg Site Plan issues, kind of very briefly
 8 summarize where we are, knowing that we need to, with
 9 particularity, really set forth all of the requirements we
 10 have, all of the information that has been provided for us
 11 on the plans, to make sure that our decision is based upon
 12 sound judgment, on the law and on the facts that have been
 13 provided.
 14 So the first area is we need to make a determination
 15 if there's appropriate site access and circulation,
 16 including but not limited to roadways, grade alignment,
 17 sight distance, location, surfaces, traffic control,
 18 walkways and pedestrian convenience. We required numerous
 19 revisions to the Site Plan relating to site circulation,
 20 including review of the turning radius for the bus. The
 21 Applicant has made several commitments to us that the
 22 traffic to the site will be low since most students will be
 23 bussed and a few will walk, that there would not be many
 24 drop-offs; that there will be no after school assemblies or
 25 programs where parents will be invited to the facility.

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1 - CONSULTANTS' COMMENTS -
 2 The Applicant also represented minimal bus trips to the
 3 site, approximately eight buses in the morning and eight
 4 buses at night. There is a commitment that buses will be
 5 staggered so that no more than five buses are stack at one
 6 time. So that's what we have what we would have based upon
 7 traffic circulation.
 8 I also include that we did require provision of some
 9 additional parking that was shown on the plans, and also
 10 made a requirement for additional shadow parking, for lack
 11 of a better word, bank parking, if needed. That details
 12 have been provided on the plan showing the pedestrian
 13 access ways and traffic control devices or signage and
 14 markings to ensure appropriate pedestrian access.
 15 As far as traffic control, the one issue that still
 16 seems to be outstanding is, as Stu had mentioned, is the
 17 final recommendations of the traffic consultant. I spoke
 18 to the traffic consultant today. He's working on a final
 19 review of Mr. Reilly's comments to give a recommendations
 20 to the Board to discuss and rely on to make a decision as
 21 to what your options are and what the need is, if any, for
 22 any type of warning lights in the instances were there is a
 23 potential emergency and fire vehicles are exiting the site.
 24 That could include, potentially, like I said, a warning
 25 signal. If a warning signal is not warranted at this time

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1 - CONSULTANTS' COMMENTS -
 2 based on the representation of the Applicant, the Board
 3 could also consider committing a monitoring plan and a
 4 scenario or a program to ensure that if the monitoring
 5 shows that it is, indeed, needed at some point, that we
 6 will have the proper mechanism to ensure its installation.
 7 That's something for the Board to consider on traffic
 8 access.
 9 The second issue for you to decide is the plan for
 10 building lighting and sign placement and design are
 11 compatible in terms of location, arrangement and site
 12 design. We did see a photometric plan provided by the
 13 Applicant and reviewed by our consultants demonstrating
 14 that the light is, as designed, seems to be compatible and
 15 will not leave off the site to create inconveniences; the
 16 sign, as proposed, meet Village guidelines; that the
 17 proposed school building exists, but the Planning Board has
 18 provided, as required, revisions and improvements to meet
 19 the Village design guidelines as it relates to the
 20 relationship of the building to Main Street; and also, to
 21 provide appropriate fire access along three sides of the
 22 building as required by the New York State Building Code.
 23 So that's those and any other issues the Board has for that
 24 issue.
 25 The third issue for the Board to determine is that the

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1 - CONSULTANTS' COMMENTS -
 2 plans for stormwater and drainage retention treatment is
 3 adequate to prevent flooding, erosion and proper the
 4 construction of drainageways. You're just going to have to
 5 reflect the numerous reports we received, the numerous
 6 revisions based upon our engineering consultant's comments
 7 to ensure that all appropriate stormwater issues have been
 8 addressed appropriately. Reference that there was an
 9 inspection, a video inspection, of the existing catch
 10 basins located in the drive out to the Village road; and
 11 also that we will require, if approved, as a condition of
 12 any building permit, a signed drainage easement to the
 13 satisfaction of the Town's attorney, providing adequate
 14 drainage rights in and over the retention area serving the
 15 facility and existing firehouse. That an easement, as a
 16 condition, would not only provide rights to the firehouse
 17 vis-a-vis the school property, but it would also give the
 18 Village, in this instance, the right, but not the duty, to
 19 go in there to do emergency repairs if it was ever
 20 determined that an overflow or something was impacting any
 21 village -- actually, the county -- the county road. We
 22 acknowledge that we have, the Applicant had submitted a
 23 draft. I will review and at least have initial comments on
 24 that prior to the next meeting.
 25 The fourth one is the water supply and sewage disposal

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1 - CONSULTANTS' COMMENTS -
2 facilities are adequate to service the facility. This is
3 the one we are still waiting, and we're going to have to
4 review. We have our engineering consultant tell us that
5 the pump test, at least we've seen the results, that the
6 results have been prepared pursuant to Health Department
7 standards and that we can make a finding. We will have to
8 make a finding that it's adequate. That doesn't mean all
9 the details of the plan will have to be completed. The
10 Health Department will look at all the nuts and bolts, but
11 at least that we have, in order to make a finding for Site
12 Plan review, in order to make a SEQRA determination, that
13 based upon all the information we've been provided, that
14 adequate water will be available for the facility.
15 On sewage disposal, we have information, from the very
16 beginning, that there is adequate capacity at the Village's
17 sewer system. We'll just have to confirm that finding; and
18 also require a condition that if any of the laterals, if
19 there's any requirement that there's permits for any
20 connections to the Village facility, that prior to the
21 issuance of a building permit that those approvals or
22 permits be obtained from the Village.
23 The fifth item we have to determine is is the adequacy
24 and arrangement of trees, shrubs and other landscaping on
25 the lot is adequate as depicted on the Site Plan. That's

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1 - CONSULTANTS' COMMENTS -
2 been before you. You just had some comments back and forth
3 on that, but the Board will just have to confirm that.
4 The sixth one is existing trees, wooded areas and
5 water courses and other natural features have been
6 protected to the maximum extent practicable. Notes that
7 there is reference that there are wetland located and
8 delineated on the site and that the work, as depicted, will
9 not involve substantial disturbance to any wetland areas.
10 We'll have to review that plan that was presented. There
11 might be a small area of potential wetlands that may be
12 disturbed pursuant to a utility line exemption.
13 The next one is that the facility, as designed,
14 provides adequate protection to adjacent or neighboring
15 properties from noise, glare, dust, air pollution,
16 unsightliness or objectionable features. We've been
17 reviewing that all along. The Board will make that
18 determination.
19 Eight is the fire lanes and other emergency zones
20 provided are adequate based upon the revisions to the plan
21 as depicted on the final plan as we have required. That's
22 another area. This Board and the consultants, along with
23 the code enforcement, have required substantial revisions
24 to the plan that resulted in the reduction of the size of
25 the building by removing a portion of the building fronting

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1 - CONSULTANTS' COMMENTS -
2 on Main Street to accommodate a fire lane along three sides
3 of the building. And that the Applicant has now committed
4 that they will make all necessary improvements to the
5 interior of the building to achieve a classification of --
6 I don't know exactly.
7 **MR. PAGGI:** Five-A.
8 **MR. CAPPELLO:** Five-A, whatever necessary
9 classification. That would have to be documented very
10 clearly. We don't have to see that at this time, as long
11 as it's interior. But the commitment should be in any
12 determination of the Board, that that is something the
13 Applicant has represented to us and something they've
14 committed to do and that we will require.
15 And also, the next one is the exterior storage and
16 parking, loading areas will be adequately screened and are
17 adequate for the use, as provided. Once again, as I
18 explained in the earlier one, we did discuss this at length
19 and it required provision of some additional parking to
20 accommodate teachers and staff utilizing the facility. The
21 Applicant has committed to construct 57 of those spaces as
22 depicted on the plan and provided an area for a potential
23 additional 30 spaces, if needed. I'm going to include if
24 we do make a determination on the Site Plan that there be
25 an appropriate monitoring schedule submitted to allow us to

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1 - CONSULTANTS' COMMENTS -
2 make sure that we know if it's ever tripped, that those 57
3 spaces are not adequate. Then we ask the Applicant if they
4 would provide their offer of how that monitoring go would
5 go. I suggested six months after commence of the operation
6 of the school, then 12 months, 18 months and 24 months from
7 operation to allow us to determine, either based upon
8 observations of the code enforcement officer, reports from
9 the facility, to make sure that those 57 spaces are
10 adequately accommodating all functions from the school.
11 The next one is the finding that I think you can now
12 make, that the building is now proposed and complies with
13 the Neighborhood Business design guidelines. The Applicant
14 has proposed the building and treatment of the facade
15 facing the street in that it now complies with the
16 provisions of Village of Bloomingburg Zoning Code Section
17 5.6.2, as determined by the code enforcement officer.
18 Those are the findings. Those are the findings, as I
19 said, the categories we need to be the finding. I will
20 provide to you, in advance of the meeting, in written form,
21 of where I think it summarizes. I'll provide it to
22 planning consultants and to the Board to look at. And you
23 come into the, if not the next meeting, for the water, at
24 some point to make determinations on that.
25 And then the other item we would have to do is clearly

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1 - CONSULTANTS' COMMENTS -
2 identifying conditions be placed on the approval. One of
3 many things, talk about a findings, that they would be
4 addressing any final details of any engineering comments,
5 providing the appropriate erosion control and SWPPP plan on
6 site as required by New York State law; obtain any
7 necessary Village of Bloomingburg approvals to connect the
8 facility to the Village's sewer system. I understand it's
9 already connected, but if there's new laterals or anything
10 that they need to run that; final New York State Department
11 of Health approval for the water supply system.
12 Our traffic engineer, a while back ago, had required a
13 work zone traffic control plan in accordance with New York
14 State DOT Work Zone Traffic Control Manual be provided. I
15 don't know if that's what Mr. Olley was discussing on the
16 plan. That already may be there.
17 The next condition that is listed is the stormwater
18 maintenance agreement between the owner of the firehouse
19 facility and the owner of the school facility providing the
20 rights and responsibilities to utilize the stormwater
21 retention facility, as well as the rights and obligations
22 for maintenance of the facility, and provide the Village
23 the opportunity to access and make any repairs necessary to
24 the facilities in the event that failure to maintain the
25 facility adversely impacts a condition of the Village, and

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1 - CONSULTANTS' COMMENTS -
2 they can access the site.
3 The next one is whatever condition the Board comes up
4 to as it relates to either monitoring the traffic as it
5 relates to an emergency signal or some kind of emergency
6 warning lights. Also, we want a condition regarding the
7 plan to monitor parking and a method to provide additional
8 spaces if and when necessary. A condition committing to
9 upgrade the building to the appropriate occupancy
10 classification.
11 These are some of the normal ones we always require.
12 Compliance with the details of the Site Plan, as approved.
13 Payment of all outstanding fees. Those are the list I came
14 up with. You, as the Board, and I would ask Larry and Stu
15 to update any of them. That's where I think we stand and
16 where we need to be moving. This is, as we know, a
17 facility that is permitted. So that's the findings on the
18 Site Plan.
19 I know Mr. Turner will be having a draft of a SEQRA
20 determination for the Board also to consider which will
21 highlight and examine those same issues: stormwater,
22 traffic control, aesthetics and various. So that will also
23 be provided in draft for the Board to consider at the next
24 meeting, all subject to, we're still waiting for, to make
25 that determination, the water report. But we might as well

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1 - CONSULTANTS' COMMENTS -
2 use the time we have now to start hashing out all the other
3 details so that plan is all we're left with. That's your
4 task for next meeting.
5 The last task I have for this meeting, as we have done
6 throughout, I do have a resolution prepared for the Board
7 that is pretty much the same resolution that you've adopted
8 every month, which is updated. I do reference and I do
9 need to amend it a bit because I had prepared it before the
10 Snowmageddon meeting. There were a couple correspondence:
11 Mr. Olley's correspondence on the Department of Health that
12 I would reference in that. But really, it just continues
13 the list of what you've asked for, what we've been provided
14 and provides a resolution that the application isn't
15 complete until the Planning Board receives responses to
16 correspondence submitted which address important resolved
17 Site Plan issues, specifically, the adequate location and
18 general design of the water supply system to accommodate
19 the proposed use. So I will, if the Board would consider
20 that resolution, finalize it and get it to Linda tomorrow.
21 Any other questions?
22 **CHAIRMAN ZAMONSKY:** Any questions?
23 (No verbal response.)
24 **CHAIRMAN ZAMONSKY:** Do I have a motion to approve the
25 resolution?

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1 - RESOLUTION -
2 **BOARD MEMBER LYBOLT:** Motion.
3 **CHAIRMAN ZAMONSKY:** Janet.
4 Do I have a second?
5 **BOARD MEMBER STAROBIN:** Second.
6 **CHAIRMAN ZAMONSKY:** Mort.
7 All in favor?
8 (Aye.)
9 **CHAIRMAN ZAMONSKY:** Unanimous.
10 (The motion was approved and carried.)
11 **CHAIRMAN ZAMONSKY:** Thank you all. We'll see you next
12 month.
13 (Time noted: 21:19:00 p.m.)
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REPORTER'S CERTIFICATION

I, ROSEMARY A. MEYER, a Shorthand Reporter and
Notary Public in and for the State of New York, do
hereby certify:

That the foregoing transcript is an accurate
record of the proceedings herein, to the best of my
knowledge and belief, having been stenographically
recorded by me and transcribed under my supervision.

I further certify that I am in no way related to
any of the parties to this action and that I have no
personal interest whatsoever in the outcome thereof.



ROSEMARY A. MEYER

Date Transcribed: March 19, 2015

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