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**VILLAGE OF WOODBURY
PLANNING BOARD MEETING**

APRIL 4, 2012

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VILLAGE OF WOODBURY

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**VILLAGE OF WOODBURY
PLANNING BOARD MEETING**

APRIL 4, 2012

PRESENT: M. Hunter, Chairperson
C. Correia
R. Cataggio
D. Lindsay
K. O'Donnell
R. Golden
P. Greeley

ABSENT: M. Christman

Chairperson Hunter opened the meeting with the Pledge of Allegiance and a moment of silence for our Armed Forces and all others in harm's way throughout the world.

MINUTES

After some discussion, R. Cataggio made a motion to accept the minutes of March 21st, with corrections. C. Correia seconded the motion. The vote was as follows:

M. Hunter – In Favor
M. Christman – Absent
C. Correia – In Favor
R. Cataggio – In Favor

REGULAR AGENDA

PINE RIDGE ESTATES – TAX MAP 213-1-4 & 5

Chairperson Hunter explained that this was a request for extension of preliminary approval for a 6-lot subdivision located off of Schunnemunk Road in Highland Mills. Asher Horowitz appeared on behalf of Pine Ridge Estates and explained that they have been in negotiations regarding the price of the property. They have also been doing some cleaning up, in response to a request from the Building Inspector.

After some discussion Chairperson Hunter made a motion to extend the preliminary approval to April 3, 2013. C. Correia seconded the motion. The vote was as follows:

M. Hunter – In Favor
M. Christman – Absent
C. Correia – In Favor
R. Cataggio – In Favor

CPG PARTNERS/WOODBURY COMMON/RENOVATIONS - TAX MAP 225-1-70.2

Chairperson Hunter explained that this was to be a public scoping meeting on the Draft Scoping Document, prior to the preparation of the Environmental Impact Statement. This action proposes to amend an improved site plan involving the property known as Woodbury Common Premium Outlets. The proposed action includes the construction of 60,000 square feet of infill development, as well as the realignment of the existing ring road and other circulation improvements, the construction of a new parking structure, new bus pickup and drop off areas; a complete renovation of the façade of the entire development; and renovation/redevelopment of the common areas. The proposed action also includes renovations to the “main tower building”, food court, customer service area, visitor area, pedestrian walkways and associated infrastructure improvements. The property is located on Route 32 in Central Valley.

Chairperson Hunter then noted for the record that on March 27th the revised Scoping Document was sent to the Orange County Department of Planning. The Board is awaiting a response. Also, on March 22nd a response was received from the Orange County DPW, stating that this was a matter for local determination. On April 2nd a letter was received from the Woodbury Justice Court. A copy of this letter will be provided to the applicant to be included in their scoping. Also, on March 25th a notice was placed in the Sunday edition of the Times Herald Record to announce the public scoping meeting. Chairperson Hunter then read a portion of the notice explaining that this was to be a public scoping meeting, and that written comments could also be submitted prior to the meeting. The notice went on to say that the Scoping Document was available for review in the Town Hall Building Department as well as both Woodbury Public Libraries, and on line at [www.VillageofWoodbury .com](http://www.VillageofWoodbury.com).

Chairperson Hunter then explained that the purpose of the scoping meeting was for the applicant to gather information on items that need to be addressed as they go through the SEQRA process and prepare their Supplemental Draft Environmental Impact Statement. She said the public is here tonight to give the Board their comments and thoughts about the Scoping Document. If the public feels there is any information that is important that has not been addressed in the document, they can express them at this time. Chairperson Hunter further explained that there will be public hearings in the future, and presentations of the entire project, which will show exactly what the applicant is planning to do.

At this point she turned the floor over to Danielle De Vita, Senior Vice President for Simon Property Group, Inc. She explained that they had received approval in 1997 on a SEQRA document, and they are here tonight to move forward with that through the Scoping Document, and laying out modifications for the renovation plan, which will be coming in the next few weeks. She added that tonight the issue is to identify certain scoping issues that will need to be addressed.

CPG PARTNERS/WOODBURY COMMON/RENOVATIONS - TAX MAP 225-1-70.2 (cont.)

Ms. De Vita then went on to explain that in 1997, approval had been granted for 60,000 square feet of additional retail space. The current concept plan will be to demolish some of the existing retail, and also to build the 60,000 square feet in sections of the property which are strategically located to create better customer/pedestrian paths, more flow within the center, and open it up so it is a little less confusing and easier for the customers to orient themselves as to where they are going. She then showed the Board the concept plan, which includes moving the food court to the Tower building, and creating one main entrance. Also there will be a clear pathway through the center for pedestrians to access both sides and both courtyards.

In addition to the items mentioned above, Ms. De Vita said that they are proposing a welcome center for customer relations to enhance the customer experience. A parking deck is proposed to add more parking, and make parking faster and more efficient. Along with the parking deck, the parking fields will be realigned to make parking easier.

The plan also proposed an internal ring road to improve the ring road that is currently on the site.

Finally, Ms. De Vita said that a huge component of the proposal was the renovation of the existing center itself. That will include improvements in landscape, hardscape, new facades and lighting, and new signage to enhance the center for the customers and for the Village, area residents and area employees.

At this point Chairperson Hunter pointed out that the applicant's letter dated March 23rd referred to the March 21st Planning Board meeting as a "hearing". She noted that it was a "meeting". She felt that the public may read the letter and think that a hearing was held without notice. R. Golden pointed out that Mr. D'Arminio practices in New Jersey, where all of these types of meetings are referred to as hearings.

Chairperson Hunter then asked D. Lindsay if he had any comments. D. Lindsay noted several of the topics that will be studied as part of the scope of this application. He also said that he had given the Board some memoranda of things to be included in the scope. These items have now been included and he said it is satisfactory in terms of everything that he requested.

K. O'Donnell said that the March 23rd version of the scoping document reflects all of their requests and comments as well.

R. Golden explained that in 1997 there was an Environmental Impact Statement that actually discussed many of the items being included in this Scoping Document. What has happened now is that the applicant is coming in with a detailed plan for a parking garage, which was

CPG PARTNERS/WOODBURY COMMON/RENOVATIONS - TAX MAP 225-1-70.2 (cont.)

not studied. There will now be a Supplemental Environmental Impact Statement building on what has already been studied previously, including the additional impacts that this Board determines need to be studied at this time.

Chairperson Hunter asked P. Greeley for his comments. He had also prepared a memorandum with suggestions. He highlighted a few of them for the Board. He said that the 1997 study included intersections with Route 32 beginning with Smith Clove Road to the north and ending at Larkin Drive to the south of Woodbury Common. He said the Scoping Document makes use of the New York State design report that was completed for improvements to the intersection of 87 and 32 and that area. Those improvements are not scheduled until 2017, so they will not be completed in the same time frame as the 60,000 square foot expansion. P. Greeley has asked for an evaluation of what the interim conditions will be. He also asked that the applicant specify how they will use the New York State DOT data. Also, the intersections to be studied should be listed in the Scoping Document, as there have been changes since the previous traffic study was done.

P. Greeley continued his review, noting that D. Lindsay had mentioned the traffic flow along Route 32 as a key issue. He felt this should be expanded upon in the supplemental traffic study, as there have been changes in the background traffic conditions. P. Greeley said the applicant should also include traffic from other developments that are currently planned in the area. This information can be provided by the Village.

At this point Chairperson Hunter opened the floor for public comments and questions. There were none, but the hearing was left open until after the Board did their review of the Scoping Document.

The Board then began a page-by-page review of the 21 page Scoping Document, asking questions and making changes and comments as they went. C. Correia noted that the proposed objectives in the scoping document were all about what this proposal was going to do for the outlet center, and nothing about what it was going to do for the Village. He said he was looking for a little bit more about the environment (i.e. alleviating traffic and noise).

Chairperson Hunter pointed out that the original approval was given by the Town of Woodbury Planning Board, which is now the Village of Woodbury Planning Board. R. Golden agreed that there should be some explanation of the incorporation of the Village. He will provide the applicant with the appropriate dates and other information.

CPG PARTNERS/WOODBURY COMMON/RENOVATIONS - TAX MAP 225-1-70.2 (cont.)

The review and discussion continued with the Board making their comments and suggestion. After the discussion was completed, R. Cataggio made a motion to close the public hearing. C. Correia seconded the motion. The vote was as follows:

- M. Hunter – In Favor
- M. Christman – Absent
- C. Correia – In Favor
- R. Cataggio – In Favor

It was decided that the applicant would need to submit the revised Scoping Document by 4:00 p.m. on Monday, April 9th in order to be on the Planning Board agenda for April 18th.

There was no further business for the Board to conduct, so R. Cataggio made a motion to adjourn. C. Correia seconded the motion. The vote was as follows:

- M. Hunter – In Favor
- M. Christman – Absent
- C. Correia – In Favor
- R. Cataggio – In Favor

The meeting was adjourned at 9:10 p.m.

Respectfully submitted,



Gale A. Naugle
Planning Board Secretary