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**VILLAGE OF WOODBURY
PLANNING BOARD MEETING**

JUNE 20, 2012

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**VILLAGE OF WOODBURY
PLANNING BOARD MEETING**

JUNE 20, 2012

PRESENT: M. Hunter, Chairperson
M. Christman
C. Correia
R. Anzalone
R. Cataggio

D. Lindsay
R. Golden

ABSENT: S. Turner

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.

REGULAR AGENDA

ORANGE & ROCKLAND UTILITIES - TAX MAP 225-1-13

Chairperson Hunter read the Notice of Public Hearing for the proposed addition of equipment within an existing substation located at 91 Melody Lane. She then noted, for the record, that a letter was received from the Orange County DPW on May 22nd, and a letter was received from the Orange County Department of Planning on May 30th stating Local Determination.

Alan Lipman then appeared on behalf of the applicant and said that the purpose of this proposal is to install a capacitor bank at the existing substation that was last reviewed in 1997. He noted that they had not yet submitted an amended plan which shows the residences in the area, as requested by the Chairperson at the last meeting. This will be supplied shortly in a separate submission. He then introduced John Coffee, who is the Chief Electrical Engineer for Orange & Rockland. Mr. Coffee explained that the capacitor bank is a common component in substations, and is used for voltage support when usage is high, usually for air conditioners and refrigeration. The installation at this substation will be at the rear of the property. The capacitor bank consists of 18 cans in a rack. Each can holds about six and a half gallons of oil. There are no moving parts, and no noise associated with the capacitor bank.

Chairperson Hunter then asked D. Lindsay for his comments. He cited the applicant's letter of June 7th which addressed the comments in his technical memo and said that there will be a condition in the resolution that any excavated materials be disposed of properly. He also said the plans have been sent to the ESO's and he has received no comments.

ORANGE & ROCKLAND UTILITIES - TAX MAP 225-1-13 (cont.)

Chairperson Hunter then asked R. Golden for his comments. He noted that at the meeting of May 16th the Board acknowledged that this is a Type Two action under SEQRA. He also said that one of the Specific Conditions is rather vague and states that the applicant shall incorporate all reasonable recommendations from the Emergency Service Organizations. He asked for confirmation from the applicant's attorney that this will not cause any problems for the applicant and that they accept it. Mr. Lipman said that the Emergency Service Organizations have always been reasonable and he's satisfied they will remain so, and he accepted the condition.

R. Golden then said that he had added a seventh condition to the resolution stating, "prior to the signing of the plans the applicant shall revise the outdated area location map on the plans to reflect current conditions."

Chairperson Hunter then opened the floor for public comments and questions. There being none, M. Christman made a motion to close the public hearing. R. Anzalone seconded the motion. The vote was as follows:

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

Chairperson Hunter then read the resolution of approval, beginning with the Specific Conditions. D. Lindsay suggested language for Specific Condition number five to state that all responsibility for safety for workers and the work itself would be that of Orange & Rockland and its contractors. R. Golden re-read his proposed condition number seven. R. Cataggio then made a motion to accept the resolution and authorize the Chair to sign it. C. Correia seconded the motion. The vote was as follows:

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

MENNA BUILDERS - TAX MAP 207-3-64

Chairperson Hunter then read the Notice of Public Hearing for ARB approval for a single family home for lot 9 located within West Point Farms subdivision at 14 Montesi Drive in Highland Mills.

MENNA BUILDERS - TAX MAP 207-3-64 (cont.)

Angelo Menna appeared on his own behalf and explained that there are now two model homes that he would like to propose. One was called the Country Cottage, which is 2500 square feet. The other is called the Gaylord, which is 2453 square feet. He then showed the Board members samples of the roof shingles and siding that was being proposed as well as the stone that will be used.

Chairperson Hunter then opened the floor for public comments and questions. There being none, R. Anzalone made a motion to close the public hearing. M. Christman seconded the motion. The vote was as follows:

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

The Board acknowledged that this would be a Type Two action under SEQRA, and that a short form EAF had been received.

Chairperson Hunter then read the resolution of approval, beginning with the Specific Conditions. D. Lindsay suggested language for condition number five, which deals with the house design and the relocation of the garage from the front to the side of the home. R. Golden then said the language to be added after the word "submitted" will read, "subject to approval of the grading plan by the Village Engineer and the Building Inspector". R. Cataggio then made a motion to approve the resolution and authorize the Chair to sign it. C. Correia seconded the motion. The vote was as follows:

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

There was some discussion regarding the SDEIS for Woodbury Common. The Board will be reviewing the document for completeness at the meeting of July 18th.

There was no further business to conduct, so M. Christman made a motion to adjourn.
Chairperson Hunter seconded the motion. The vote was as follows:

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

The meeting was adjourned at 8:15 p.m.

Respectfully submitted,



Gale A. Naugle
Planning Board Secretary

