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**VILLAGE OF WOODBURY
PLANNING BOARD MEETING**

SEPTEMBER 19, 2012

Held at IBEW building in Harriman

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**VILLAGE OF WOODBURY
PLANNING BOARD MEETING**

SEPTEMBER 19, 2012

Held at IBEW Building, Harriman

PRESENT: M. Hunter, Chairperson
M. Christman
C. Correia
R. Anzalone
R. Cataggio
D. Lindsay
S. Turner
R. Golden
P. Grealy
K. O'Donnell

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. She then introduced the Board members and Consultants.

MINUTES

R. Anzalone made a motion to accept the minutes from the meeting of September 5, 2012.
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

CPG PARTNERS/WOODBURY COMMON/RENOVATIONS - TAX MAP 225-1-70.2 and 226-1-1

(A stenographer was present for the applicant)

Chairperson Hunter explained that this was to be a public hearing for review of a submitted Draft Supplemental Environmental Impact Statement prepared pursuant to SEQRA regulations for proposed renovations to include amendment to Site Plan, Special Permit and Architectural Review. This project has been classified as a Type I action. Documents are available for public review at both Town of Woodbury library locations, Town and Village Clerk's office, Village Building Department and can also be viewed online at villageofwoodbury.com. The proposed project includes 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, and new bus pick-up and drop-off areas. In addition, a complete renovation/redevelopment of common areas will occur including the main tower building,

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food court, customer service and visitor areas, and pedestrian walkways, as well as associated infrastructure areas. The property is known as Woodbury Common Shopping Center located on Route 32 in Central Valley. She then asked the applicant to give the Board and the public a brief overview of their proposed renovation plan. Lou D'Arminio of Price, Meese, Shulman and D'Arminio introduced himself as the attorney for the applicant. He then introduced his team of consultants and turned the meeting over to Danielle DeVita, who is the Senior Vice President of Development for Simon Property Group. She explained that Simon Property Group is the largest real estate company in the world, and has over 300 retail properties around the world. Of these properties, approximately 63 of them are premium outlet centers which are either currently open or under construction. She said she has been with the company for 11 years and it is her job to develop new outlet centers or expand or renovate existing outlet centers. She added that Woodbury Common has evolved into one of their company's biggest assets, and it is one of the best outlet centers in the world.

Ms. DeVita went on to say that Woodbury Common is almost thirty years old and has never gone through a renovation of any kind. She said their customers come from all over the world and are accustomed to more amenities and upgrades in the shopping industry than Woodbury Common currently has to offer. She then pointed out the various display boards throughout the room which depicted the renovations which they are proposing. She then explained that currently Woodbury Common is divided into certain areas. However, she said the customers still are not aware of where they are in the center. She then pointed out the new district plan where the five sections of the center will be "individualized" by using architecture that comes from different regions of New York State. The intention is to use the colors, materials, and architectural elements from each region so the customer will know where they are visually. Also, she feels this will create a softer, warmer environment for the customers, as well as orienting them as to where they are.

Along with the renovations there will be bathrooms added which will double the number of fixtures for the entire center. In addition they will be creating "park-like" seating areas throughout the center, which will include water features, fire pits, tables, chairs and umbrellas to give the customers places to rest.

Also included in the renovation plan will be the demolishing and rebuilding of some of the existing buildings. This is being done to create more concrete pathways between the districts so people don't get lost, and to make the center more understandable for the customers.

In addition, they will be adding 60,000 square feet of infill. This space was studied under the 1997 SEQRA approval, but was never built. It will be built now, with the renovations.

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Ms. DeVita said that one of the most important elements of the renovations will be the new main entrance building, which is where the tower building is today. She explained that the way the tower building currently sits, it is in the middle of two districts that come together and people walk into the side of the building. The idea is to demolish the tower building and put in a new building to open up this area. She then showed a drawing which showed the new building, with walkways going straight through it. Also, she added that there are currently several ways to enter the shopping center, but no main entrance. The proposed new Market Hall will be the main entry from the parking lot. She showed the public the rendering of the outside of the Market Hall, then showed the inside of the Market Hall, which will include the new food court. The new food court will have twice the number of seats as the existing food court. Ms. DeVita said that once the new food court is erected, the existing food court will be demolished in order to put a corridor through that will connect the two districts.

Ms. DeVita continued her explanation of the various display boards. She then arrived at the depiction of the proposed new Welcome Center, which will be a place for people to wait for buses, get information and coupon books, a cup of coffee and be able to relax out of the weather. She added that the Welcome Center will have bus laybys that are actually cut into the sidewalk so the buses can pull off the road when loading or unloading passengers. Passengers will not need to cross the road to enter the shopping center.

Ms. DeVita went on to explain that there were also going to be changes made to the roads and the parking layout within the center to make it more efficient and navigable. They are proposing the creation of an exterior ring road and an interior ring road. The existing roads will be realigned, and new sections of road will be built in order to create the new layout. She added that having an inner ring road and an outer ring road will eliminate a lot of the pedestrian/car conflicts that occur in the center today. It will be safer for both pedestrians and drivers as it will force the cars to slow down. She then pointed out a display board which shows the road system within the center as it exists today, and the road system within the center after the proposed improvements.

Ms. DeVita then explained that they will be building a parking deck. She said the current parking ratio is 6.7 spaces per thousand square feet. The construction of the parking deck will increase this ratio to 7.3 spaces per thousand square feet. This means they are adding approximately 1,000 parking spaces to the center with the construction of the parking deck. The 7.3 spaces per thousand ratio was required as part of the 1997 SEQRA approval. The deck will be in the southern corner of the site. Along with all the realigned ring roads she said this should help absorb the traffic into the center and into the parking deck.

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Ms. DeVita then pointed out the display board which depicted the four elevations of the parking deck, and a rendering of the view of the parking deck from inside the center. She added that, although most parking decks are not particularly attractive, they have devoted countless hours to the architecture of this particular parking deck and how it will look in relation to the rest of the renovations in the center. She also pointed out that this section of the parking area is currently the last to fill up and the last to empty. She said that fixing the ring road and constructing the parking deck in this section will provide two ways to get out of this area. It also pulls people to the farthest point from Route 32.

Ms. DeVita also noted that all of the improvements they are proposing will work with the DOT's future Route 32 project. They will continue to coordinate their efforts throughout the construction process.

Ms. DeVita said they are very excited about the proposed renovation project. She also noted that Woodbury Common presently provides 4,000 jobs to this area. She said this makes them one of the largest employers in Orange County. As a point of reference, she said that West Point employs 3,000 people. The new retail they are proposing will add approximately 400 jobs, and will also provide construction jobs for a three year period. She also cited the taxes and various other services the Commons pays for and said they contribute close to one hundred million dollars a year to various State, County and local authorities. She said the plan they are proposing will allow them to remain competitive in today's market, which will allow them to continue to contribute to the vitality of the region. She then said their team would be happy to answer any questions, and thanked the Board for their time.

At this time Chairperson Hunter read the Notice of Public Hearing which appeared in the Times Herald Record on September 2, 2012. She then acknowledged thirteen letters that were received in regard to this project. Chairperson Hunter then reminded the public that the hearing is to address the contents of the DSEIS dated August 24, 2012. She then asked the members of the public to sign in and provide their addresses, in case they request information. She also asked that they address their comments and questions to the Planning Board. R. Golden also indicated that now is the time for people to comment on the Environmental Impact Statement, Site Plan issues, Architectural Review Board issues and Special Permit issues.

Sargent Michael Quinn of the New York State Police introduced himself and said that he is the supervisor who has been in charge of the traffic mitigation for Woodbury Common for the past ten years. He then introduced Sargent David Scott, who assists him in this task.

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Sargent Quinn went on to explain that what they do on Route 32 is to try to get more traffic through the area by overriding the traffic lights, and increasing the speed of the vehicles, thereby increasing the number of cars that go through the area at a given time. He also noted that the worst days are the main holiday weekends when the parking lot at Woodbury Common fills up and there are no more parking spaces available for the cars that are entering. This leaves traffic backed up on Route 32, the entrance boulevard, and through the toll booths on the Thruway. He said they have experienced backups on Route 17 as far as Sloatsburg, on Route 6 as far as Long Mountain Circle and on the Thruway where traffic has come to a stop. He said that the construction of the proposed parking garage is a step in the right direction to help alleviate this problem. Sargent Scott agreed that the parking deck will help to take the traffic off of Route 32 and alleviate congestion on the other roadways as well.

Sargent Scott also said that the realignment of the ring roads will help because at times there are pedestrians trying to cross the road and they cause a stoppage in the traffic. This forces the Commons security people to direct traffic, also causing backups on Route 32. He said the realignment of the ring roads is a plus.

Chairperson Hunter then opened the floor for public comments and questions. Toby Schack of 16 Bride Hill in Central Valley had several concerns, one of which was the parking garage. She said that such a large building tends to be very ugly. She asked that the view of the Commons from Route 6 be addressed. She said that since the Commons has been constructed there have never been trees in the parking lots or greenery to make the view "reminiscent of the beautiful green valley this once was". She also wondered what impact the height of the parking garage would have from Route 6. She was concerned about the infill and asked if any new areas would be involved where there are wetlands, and what does this mean in terms of wetland recharge area reclamation.

Dorothy Newman of 29 Redwood Drive in Highland Mills said that the renovations of Woodbury Commons are not for the people who live in Orange County, but for the shoppers that come from all over the world, and the buses that come from New York City. She said it does nothing for the locals. She was concerned about putting another thousand cars into the parking garage, as the State Police would need to get these cars out onto Route 32 as well. She noted that the local people don't take Route 32 through Highland Mills to go to Harriman. They go through Monroe to avoid Route 32. She asked how much of the taxes actually stay in Woodbury. She said most of the taxes go to Orange County, and closed by saying that she did not think that the Planning Board is going to listen to the public, but she hoped they would.

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Robin Crouse of Highland Mills was next to express her concerns. She thanked Woodbury Common on behalf of the Woodbury Historical Society for recognizing the historical importance of the Coffey Cemetery, which dates back to the 1700's, and their commitment to maintaining the 30' buffer around the perimeter. She also thanked them for maintaining the inside of the cemetery as well.

Ms. Crouse also noted that Woodbury Common is located on a water recharge area and asked the applicant be sensitive to this fact throughout construction. She also cited the stream on the property which she said is a trout spawning stream. She asked that the applicant also continue to be sensitive to this fact. She also said there are wetlands on the property, and the applicant should be aware of any impacts there may be on these wetlands.

Ms. Crouse was also very concerned about the air quality relating to the four story parking structure. She said the EPA recently gave this area an F rating, and she was concerned about the emissions from an additional 1,000 cars in a confined space. She also noted that there is an elementary school directly across the street. She asked that the applicant be cognizant of this.

Ms. Crouse was also concerned about the sanitary waste water system. She hoped that the final documents would reflect any changes.

Ms. Crouse cited the applicant's discussion regarding operational noise and the six monitoring sites that were mentioned. She said one of them was school "park lands" and she wanted some clarification of what this means. She also said the applicant mentioned a "masking effect" and wanted some further explanation of what this means. She also said that construction will coincide with the hours that the school is closed. However, she noted that, although classes may end at four in the afternoon, the campus and schools themselves are very rarely closed.

Ms. Crouse again referred to the parking structure and said it is like nothing that has ever been experienced in Woodbury. She urged the Board to look at this building from an air quality standpoint, and also from a safety standpoint as she was very concerned about crime within the structure. She noted that shoplifting continues to be an issue, and wondered what things might take place within the parking structure. She said she would like to see a beefed up security system in the parking garage. She also asked that emergency services needs for special equipment be made part of the resolution of approval. She then asked for a ten day written comment period.

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Mike Oates, President and CEO of the Hudson Valley Economic Development Corporation was next to speak and said that they are in strong support of this project. He cited the number of jobs that had been mentioned earlier and said that these numbers make Woodbury Common one of the biggest employers in the entire Hudson Valley region. The construction jobs and full time jobs that will come with the completion of this project only add to those numbers. He said that the country is facing challenging economic times, and Woodbury Common is one of the “quality of life” institutions that allow successful marketing of our region to companies outside of the region. He added that Woodbury Common is the type of venue that companies want their employees to enjoy. He reiterated that they are in strong support of this project.

Jim Navatta of 10 Larch Court in Highland Mills said that he is new to the neighborhood, but agreed with Mr. Oates that Woodbury Common has put Woodbury on the map. He said when he tells people from Queens that he lives in Highland Mills they “stare at me”. But when he mentions Woodbury Common they know exactly where he is. He said this is a positive. However, he was concerned about the fact that there will be 1,000 more cars on Route 32. He was also concerned about the height of the parking structure. He said one of the things that brought him to this area was the mountains and the beauty of the area itself. He asked that the Board keep this in mind before deciding that four and five level parking garages should be built in this area. He then thanked the Board for their time.

Greg Hatzis of the Woodbury Fire Department then read a prepared statement into the minutes. A copy of this statement is available on file. The document dealt with what the Fire Department might experience if an emergency arises in the proposed parking structure. It said that efforts were made to contact area agencies with similar type parking structures to determine what issues these agencies have had during emergency situations. There were basically two areas of concern. One was the ability of the Department and their mutual aid partners to communicate within the new proposed parking structure. The second concern was access to the outlet center for the purposes of training.

Mr. Hatzis continued to read the letter, which suggested mitigation requiring the project sponsor to fund the necessary communications system to insure that the Department’s fire fighters and officers can effectively communicate during all phases of an alarm at the renovated Commons.

With regard to training, Mr. Hatzis said that the applicant is proposing to construct structures that are unique, with elements that are found nowhere else in Woodbury. He cited the escalators in the Market Hall, and the multi-story parking deck which will require training for firefighters in anticipation of emergencies that will arise in and around these structures. He requested that management of the Common be directed to afford the Fire Department

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reasonable accommodation for a walk –through (both guided and unguided) of the property both during and after the completion of construction for orientation purposes. He also requested the opportunity for full-scale drills, especially in and on the parking deck, to include but not be limited to water supply and standpipe operations, bulk rescues and elevator and escalator rescues.

Michael Queenan of Highland Mills wanted to respond to the comments made by Dorothy Newman who stated that the taxes and sales taxes that are paid do nothing for the people of Woodbury. He said that the Commons has no tax abatements, and they pay over four million dollars in school taxes, not to mention the County, Town and Village taxes. He said if Woodbury Common did not pay this money, the taxpayers of Woodbury would have to pay it. He said that Woodbury Common is definitely an "economic engine" for the area. Also, Woodbury Common supplies 4,000 jobs which provide income and an influx to the local economy which is very beneficial. Also, kids can get jobs there and not have to drive twenty miles at night.

Mr. Queenan said that Woodbury Commons has been a good neighbor and, in an agreement with the Town, they are a Business Industrial District which gives Woodbury \$200,000 a year. This is also a benefit to the people of Woodbury. He added that the renderings were beautiful and he thinks it is a good thing they are doing the renovations because if they didn't, Woodbury Common would go the way of Atlantic City and Coney Island. He said we need to keep the mall fresh.

Tim Arone of Highland Mills wanted to make sure that the Planning Board takes into consideration potential protests during construction. He said there have been protests outside of Woodbury Common in the past when union labor was not used. He said this would tax our Police Department. He wanted to make sure adequate measures are taken into account if union labor is not going to be used.

Jeff White, the Assistant Superintendent of the Monroe-Woodbury school district said that the Woodbury Common has a great impact on the students of Monroe-Woodbury as it is the largest taxpayer in the district and accounts for three percent of the taxes in the district. He said they are a great neighbor and they work very closely with the school. They provide many jobs and income to the community and to the students. For many students their first job is at Woodbury Common. He said it is an economic engine that is critical to the County. He said that Woodbury Common adds to the quality of life in Woodbury, thanked them for their contributions to the school district, and wished them well.

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Paul Reiser of Highland Mills said that he is a small excavating contractor in town and, besides the four thousand jobs that they provide, Woodbury Commons supports many of the local small contractors who do snow removal, water and sewer repairs, landscaping, electrical work, plumbing, etc. He said many of the local contractors are used to keep Woodbury Commons going.

There were no further questions or comments. Chairperson Hunter asked R. Golden if the public's questions should be answered this evening, or should they wait until the final draft is prepared. R. Golden replied that some answers could be provided if it could be done succinctly. He added that the Board is required, under State law, to provide each of the questions in the Environmental Impact Statement, and provide answers to every question that was raised. The final impact statement will be available in hard copy in various locations for the public to review to determine whether or not the responses are accurate, and they can contact the Planning Board, who will ultimately determine whether or not the Final Environmental Impact Statement is adequate with respect to those comments. Chairperson Hunter noted that Toby Schack had mentioned the height impact of the parking garage. She informed the public that the applicant had been referred to the ZBA on this issue. She said the ZBA made a decision regarding the height, but the Planning Board has not yet received a formal resolution.

With regard to the 60,000 square feet of infill, she deferred to D. Lindsay who said that this construction is infill and not in the wetlands. He said the outer ring road may impact some areas that could be considered wetlands. It will fill in an area which was a storm water drainage storage area. This area will be replaced by an underground water storage area. This was referred to the Army Corps of Engineers, and the applicant is complying with all the Federal government requirements.

After some additional discussion, C. Correia 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

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Chairperson Hunter then offered a motion to have a time period for written comments starting tomorrow (September 20th) an ending on Friday, October 5th at 4 p.m. R. Anzalone seconded the motion. The vote was as follows:

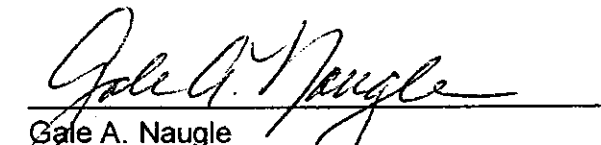
- M. Hunter – In Favor
- M. Christman – In Favor
- C. Correia – In Favor
- R. Anzalone – In Favor
- R. Cataggio – In Favor

There was no further business for the Board to conduct, so R. Cataggio made a motion to adjourn the meeting. 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 meeting was adjourned at 8:45 p.m.

Respectfully submitted,



Gale A. Naugle
Planning Board Secretary

