

THE VILLAGE OF PAWLING PLANNING BOARD MINUTES

Date:	November 9, 2020
Present:	Steve Goldberg, Chairman Lou Musella, Member Rob Pfister, Member Adam Muroski, Member Scott Nickerson, Absent
Also Present:	Lauri Taylor, Trustee Earl Slocum, Trustee Bob Lusardi, Attorney for Pawling Village Johnathan Bardavid, Attorney for Pawling Village Caren LoBrutto, Planner Joe Berger, Engineer Scott Olson, Applicant Curt Johnson, Architect for Applicant Diana Tomassetti, Applicant

APPROVED BY
VILLAGE OF PAWLING
PLANNING BOARD

On, *Monday November 9, 2020* at 7:00 PM, the Planning Board met via Zoom Conference. The Meeting was called to order by Jennifer Strehle, Secretary, and began with role call as indicated above and The Pledge of Allegiance.

The Secretary read the following:

Due to public health and safety concerns related to COVID-19, the Village of Pawling Planning Board will not be meeting in-person. In accordance with the Governor's Executive Order 202.1, the November 9, 2020 board meeting will be held via Zoom Conference, and a transcript will be provided at a later date.

The Chairman said a few words thanking Veterans for their service.

Minutes

Mr. Musella made a Motion to accept the Minutes from the October 13, 2020 Meeting for the Planning Board. Mr. Pfister seconded the Motion and all present Members were in favor.

Verizon Wireless – 85 Charles Colman Blvd.

The Chairman asked Mr. Olson, the attorney representing Verizon Wireless to give his presentation. The Applicant proposes to lease area on the roof and adjacent to the building in order to install one antenna and related equipment on an existing forty foot (40') building located at 85

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Charles Colman Boulevard, and an equipment platform placed on a sixty six (66) square foot area at the base of the building. All records are on file at the Planning Board Department.

The Chairman asked the Planner, Caren LoBrutto to discuss her report. Please see attached.

Mr. Goldberg stated that the application received is not completed. Ms. LoBrutto said that a Full EAF is needed, a site management plan, visual analysis, a five year build out plan, SHOPO regarding to SEQR and that the MTA needs to be notified. Verizon Wireless is on the agenda for the next ZBA meeting scheduled for November 18, 2020. A Public Hearing was scheduled for the next Planning Board meeting on December 8, 2020.

Hudson Valley Plastics – 85 Charles Colman Blvd.

Mr. Johnson presented the project an 8,400 square foot one story metal prefab warehouse. The proposed warehouse will mitigate traffic and accessibility issues by relocating the primary warehouse function from off-site building on the other side of Charles Colman Blvd. All records are on file at the Planning Board Department.

The applicant requested a 15% waiver (which the Planning Board is empowered to grant) for parking. The rationale is that there are only 40 total employees at HVP with 3 shifts running 24 hours per day, 5 days per week.

Mr. Goldberg asked both the Village Engineer and Village Planner to discuss their report. (Please see attached).

Mr. Musella made a Motion to open the Public Hearing. Mr. Muroski seconded and all present Members were in favor.

1. Sally Gagliardi resides at 101 Charles Colman Blvd. She said she is the first house next to the warehouse. Her concerns were the trailers parking on the sidewalk and had questions about unloading the trucks.
2. Yvonne Potter resident of the Village concerns were regarding the fumes from the exhaust of the trucks.
3. Joan Roberts resident of the Village wanted to see a street view of the project and asked what the proposed timeline of the project was.

Mr. Pfister made a Motion to end the discussion for tonight keeping the Public Hearing open for comments. Mr. Musella seconded and all present Members were in favor.

Mr. Goldberg made a Motion to declare the Planning Board Lead Agency for SEQR reviews with no need to circulate intent. Mr. Musella seconded and all present Members were in favor.

Adjournment:

Mr. Musella made a Motion to adjourn the meeting. Mr. Pfister seconded and all present Members were in favor.

Submitted by:

Jennifer Strehle, Secretary

MEMORANDUM

To: Village of Pawling Planning Board
From: The Chazen Companies, Caren LoBrutto
Date: November 5, 2020
Re: Verizon
Project #: 82045.00, Task 0104
Enclosures: V00218 NYSDEC Remediation Record Information

FILED WITH
NOV 05 2020
VILLAGE CLERK

SUMMARY

Owner: Colman Union Properties
Applicant: Verizon Wireless

Tax Lot(s)/Location:

- 7057-17-045093 85 Charles Colman Boulevard

Total Acreage: 166 SF Lease Area on a 2.22 acre parcel

Current Zoning District: I Industrial Zoning District

Current Use: The site has been used as a factory for many years and is currently occupied by Hudson Valley Plastics, a custom plastic manufacturing facility.

Proposed Project: Verizon Wireless proposes to install and operate one new, roof-mounted, small cell, approximately 9-foot-high antenna and related equipment within a 100 SF lease area on the roof of the 40-foot-high southernmost building located at 85 Charles Colman Boulevard and ground mounted equipment within a 66 SF lease area that will be fenced with a canopy at the base of the building. The proposed equipment will be located on the east or railroad side of the building. The facility will be unmanned and operated on a 24/7 basis 365 days a year with minimal maintenance required. No FAA marking or lighting is required. Verizon Wireless is seeking a 20-foot wide access easement area through the parking area located immediately south of the building and a 5-foot wide access easement to the east of building adjacent to the ground mounted equipment. Utility connections will be made overhead.

Permits and Approvals:

- Planning Board Site Plan and Special Use Permit Approval
- Zoning Board of Appeals

SEQR: Due to the need for area variances, the project is classified as a Type I Action.

GML 239 Referral: Yes, project is located within 500 feet of State-owned land and requires site plan approval and special use permit.

NEXT STEPS

The application is not yet complete. A Full Environmental Assessment Form (FEAF) is required for this action. Pursuant to Zoning Section 98-69, a public hearing is required for this action. The Planning Board should consider declaring intent to be Lead Agency for SEQR and scheduling a public hearing upon receipt of the updated application, including the FEAF and visual analysis per the enclosed comments at the next meeting in December.

ZONING ANALYSIS

1. Pursuant to Zoning Section 98-74, the Planning Board shall approve an application for a special use permit, subject to reasonable conditions and restrictions, if it finds that the following conditions (note these have been abbreviated, see ZS 98-74) have been met:
 - 1) Proposed action is compatible with goals and objectives of Comprehensive Plan.
 - 2) All proposed structures, equipment or material shall be readily accessible for fire and police protection.
 - 3) Proposed action's location and size, nature and intensity of operations (including in connection with proposed action), site size in relation to the use, assembly areas and site access are harmonious with the development of the district in which the use is proposed to be situated.
 - 4) The location, nature and height of buildings, walls, fences, landscaping shall be such that the use will not hinder or discourage the appropriate development and use of adjacent land and buildings.
 - 5) Operations will not be offensive, dangerous, destructive of property values and basic environmental characteristics or detrimental to the public interest of the Village and not objectionable to nearby properties (e.g. noise, fumes, vibration, flashing/glaring lights, other nuisances) than would be the operation of any permitted use not requiring a special permit.
 - 6) Adequate parking, properly located, suitably screened from adjoining residential uses, safe vehicular circulation.
 - 7) The use conforms to all respects of the Zoning regulations, particularly to specific supplementary regulations (e.g. LL 4 of 1998) that apply to the proposed use.

Note that the special use permit expires after 2 years per LL 4 1998, 98-85(I)(2).

2. Per Zoning Section 98-19, the proposed use must comply with the performance standards set in Zoning section 98-20.
3. The proposed action requires area variances for:
 - 1) Height (LL 4 1998, 98-85(G)(2)). The proposed antenna exceeds 35 feet in height (note that the existing building is non-conforming).
 - 2) Location and Setback (LL 4 1998, 98-85(G)(5)(a)). The proposed antenna and accompanying equipment is located within 1,000 feet of a school, park or day care.
 - 3) Location and Setback (LL 4 1998, 98-85(G)(5)(b)). The antenna and accompanying equipment is located within 500 feet of an occupied residential dwelling.
 - 4) Location and Setback (LL 4 1998, 98-85(G)(5)(c)). The antenna is located within the required I District 20-foot rear setback (note the existing building is non-conforming).
 - 5) Overhead Utility Connection (LL 4 1998, 98-85(H)(13)). Utility connections are required to be made underground.

4. Please dimension setback to school and residence in relationship to area variances being requested.
5. Provide a fence detail. Note that LL 4 1998, 98-85(G)(8) requires that the fence should be opaque.
6. What is the ground mounted equipment being constructed upon? Is additional gravel, concrete needed?
7. Dimension ground mounted equipment, including height. Note that per LL 4 1998, 98-85(G)(13)(a) all equipment shelters and accessory structures shall be no taller than 12 feet.
8. Per LL 4 1998, 98-85(G)(13)(d), please describe what designs could be added to minimize or camouflage the antenna?
9. Will the proposed infrastructure allow for future co-locations per LL 4 1998, 98-85(H)(5)?
10. Per LL 4 1998, 98-85(H)(9), the Applicant must provide evidence that the visual intrusion caused by the infrastructure has been minimized. The Planning Board should consider what will assist in satisfying this requirement. A visual analysis is not a defined term in LL 4 of 1998 nor the Zoning Law. The antenna will exceed the maximum allowed height within the zoning district where it is proposed to be located atop an existing, approximately 40 FT (non-conforming) building. A brief description of the surrounding visual environment (e.g. heights of buildings, amount and height of vegetation located nearby, other tower like structures, etc.) within 500 feet and a discussion of how the proposed action fits within the existing visual environment may be of assistance in determining the potential visual effect. A visual simulation/perspective may also be useful.
11. Provide a bulk schedule on the site plan set showing the proposed project's compliance with the bulk and dimensional requirements of the I District, as applicable. Where not applicable, so note.
12. Provide a 5-year build out plan and decommissioning plan.

ENVIRONMENTAL REVIEW

1. The proposed action is a Type I action; therefore, a Full Environmental Assessment Form (FEAF) is required. The form should be generated using the DEC EAF mapper, which auto-populates certain information. Please provide a new FEAF form using <https://gisservices.dec.ny.gov/eafmapper/>
2. The Zoning Board of Appeals should be added to the list of approvals.
3. The building and ground affected by the proposed action are part of the site that is subject to an environmental easement and site management plan (SMP) identified as V00218 in the NYSDEC remediation database. See enclosed deed restricted area map. Other information is available here - <https://www.dec.ny.gov/data/DecDocs/V00218/>.

The Planning Board should consider adding a condition to the site plan approval that reinforces that the Applicant comply with the SMP. It is not necessary to make this a condition of the SEQR determination of significance if the Planning Board makes it a condition of the site plan approval.

4. The project site is disturbed; however, the site is included on the Dutchess County Historical Survey and will involve ground disturbance. Therefore, the Applicant should submit the revised project to NYSOPRHP via their Cultural Resource Information System <https://cris.parks.ny.gov/Login.aspx?ReturnUrl=%2f> for an effect finding.

SITE PLAN REVIEW

1. According to <https://new.mta.info/agency/construction-and-development/> Any public- or private-sector entity engaging in construction activities within 200 feet of MTA property must file their plans with the MTA to ensure that MTA infrastructure is protected. The Adjacency Projects Team reviews and approves, or provides a determination of no impact, for residential, commercial and other developments initiated by the private sector. Please contact EPP@mtacd.org and copy the Village on correspondence.

DOCUMENTS REVIEWED

- Project Statement of Intent and Cover Letter
- Special Use Permit and Site Plan Application
- Rosenberg Waiver Relief
- Telecommunications Act of 1996
- Verizon Wireless FCC Licenses
- Site Plan Set, 6/11/2020, Tectonic Engineering and Surveying
- Short Environmental Assessment Form (SEAF), 6/12/2020
- Tectonic Engineering letter on compliance with 2020 NYS Building Code, 6/12/2020
- RF Justification Report, 9/21/2020
- RF Safety Report, 10/12/2020
- Supplemental Planning Board and ZBA Area Variance Request, 10/22/2020
- V00218 Voluntary Cleanup Program record



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11/04/20

Village of Pawling
9 Memorial Avenue
Pawling, NY 12564
(845) 855-1122

FILED WITH
NOV 05 2020
VILLAGE CLERK

RE: HUDSON VALLEY PLASTICS 85 CHARLES COLMAN BLVD

Chairman and Members of the Village of Pawling Planning Board

ENGINEERING REVIEW OF PROJECT – 10/27/20 submission

1 WATER

The project site is using an existing well thus no impact on Village Water. The proposed building will have a dry sprinkler system for fire protection

2 SEWER

Site utilizes municipal sewer however since there will be no increase in employees there will be no anticipated increase in sanitary sewer thus no impact on Village sewer

3 WASTE MANAGEMENT

Site will utilize an existing dumpster are which will not be affected by this proposals.

4. SITE LIGHTING

The proposed expansion is on the north side with proposed loading dock facing Charles Colman Blvd. Lighting is shown on elevations and are noted as directed down. The applicant should provide cut sheets showing lighting levels.

5. PARKING AND LOADING AND TURNING RADIUS FOR TRUCKS

The number of parking spaces is listed in the proposal and will be reviewed by the Village Planner for compliance with code.

The area where the building expansion is proposed is currently the location of several containers set on an existing asphalt pavement area.

The Turning radius for trucks turning into and out of site has been provided and is acceptable. Proposed slope and elevations for parking lot should be provided.

6. BULK TABLE AND ZONING

This information was provided and is being reviewed by the Village Planner

7. RETAINING WALL

The proposal includes the construction of a retaining wall on the north side, Details of the wall should be provided.

Information provided and acceptable. Construction details will be required with building Permit.

8. LANDSCAPING

Proposed landscaping is shown and will be reviewed by the Village Planner.

9. STORMWATER

The proposed building expansion is located on the north side of the existing building in an area where an existing asphalt pavement area exist. The area currently drains to catch basin at the north side of the existing building. The proposed expansion will cover this catch basin and will slightly increase the impervious area on the site.

The engineer should show the area of disturbance and show how the stormwater runoff will be collected and directed from the new building as well as how the runoff currently flowing to the existing catch basin will be handled.

Applicant has stated this information will be submitted

Joseph P Berger PE LS

Joseph P. Berger

Village Engineer for the Planning Board

MEMORANDUM

To: Village of Pawling Planning Board
From: The Chazen Companies, Caren LoBrutto
Date: November 5, 2020
Re: Hudson Valley Plastics
Project #: 81931.03, Task 0105
Enclosures: NYSDEC Remediation Record V00218 Information; NYSDEC emails

FILED WITH
NOV 05 2020
VILLAGE CLERK

SUMMARY

Applicant/Owner: Colman Union Properties

Tax Lot(s)/Location:

- 7057-17-039114 Charles Colman Boulevard
- 7057-17-045093 85 Charles Colman Boulevard

Total Acreage: 2.23 acre

Current Zoning District: Split-zoned between B1 Business Zoning District and I Industrial Zoning District

Current Use: The site has been used as a factory for many years and is currently occupied by Hudson Valley Plastics, a custom plastic manufacturing facility. The area proposed for the expansion appears to currently be used for storing trailers and pallets located within the fenced area.

Proposed Project: The site is currently used as a manufacturing facility with related office and warehouse uses, which is a permitted use in the Industrial District. In addition, there is an additional site (located at northwest corner of Charles Colman and Union Street intersection and not part of this application) which currently serves as warehouse space for the daily operations of the manufacturing business. The proposed 8,400 SF, one-story (approximately 35 feet tall) warehouse expansion (adjacent and contiguous to the existing manufacturing buildings) will relocate the primary warehouse function of the off-site building to the proposed on-site warehouse space. This is proposed to eliminate the daily flow of traffic, forklifts, etc. across Charles Colman Boulevard and between the existing structures as well as to minimize double parking of delivery trucks on the southbound side of the Boulevard. The current warehouse space will subsequently be utilized for overflow storage for items that do not need constant movement to and from the factory. Note that the building located on tax lot 021092 (not proposed as part of the project site) is zoned B1, which according to the Zoning Code does not allow storage or warehouses. Currently, the Applicant states that excavation will be limited to foundation/footing placement and related activity for construction of the building expansion. Note that there is a deed restricted area located on the site where parking is proposed which is subject to a NYSDEC Site Management Plan.

With the expansion, the entire building will total 45,400 SF, including 10,000 SF of office space, 26,600 SF of manufacturing and storage space, and 8,400 SF of dedicated warehouse space.

The current factory operations run 24 hours a day, five days a week, in three, 8-hour shifts. There are approximately 40 employees at the factory, with the majority employed during the main shift and only 5 during second and third shifts. 30 people maximum at largest shift. No new employees are proposed as part of the proposed action to expand the facility.

No special material handling guidelines are required for the operations according to the Applicant.

The existing site is accessible from Charles Colman Boulevard thru several existing curb cuts. As part of the proposed project, it is proposed to extend/widen the existing curb cut on the northerly side of the Charles Colman Boulevard frontage for access to the proposed warehouse. This will require the relocation of an existing utility pole. An enclosed loading area will be within the new warehouse space. The new loading area is proposed to reduce the number of larger delivery vehicles currently being temporarily parked on Charles Colman Boulevard. Box and large tractor trailers are anticipated to access the site between 1 and 5 times a day according to the Applicant.

Permits and Approvals:

- PB Site Plan Approval
- Dutchess County Highway Work Permit

SEQR: The project is classified as an Unlisted Action.

GML 239 Referral: Yes, project is located within 500 feet of State-owned land and requires site plan approval.

NEXT STEPS

The application is not yet complete. The Planning Board should consider how the employee parking from the 146 East Main Street project affects the proposed parking on site and whether an area variance will be required. Otherwise, please see my comments below.

ZONING ANALYSIS

1. The project has been modified to include 96 parking spaces, which requires a waiver of 15% from the required total parking (113 spaces) from the Planning Board per Zoning Section 98-22(I). The Applicant has stated that the maximum employee count during any shift is 40 or less. Note that as part of the 146 E. Main Street project, employee parking was proposed to occur at this site. The Planning Board may wish to consider whether the additional employee parking from the other project would result in the need for an area variance at this site to accommodate the extra parking. Note that the Verizon Wireless application includes an easement for access in the parking area.
2. The site plan should indicate the number of parking spaces per row on Sheet SP-1. In the Bulk Table, please identify the number of parking spaces in the existing condition and note that it is non-conforming, as applicable.
3. Dimension parking stalls and accessways.
4. Confirm that the square footages for building space are gross square footage.

5. The Planning Board should consider the note on Sheet SP-1 that states that parking spaces are delineated for illustrative purposes only. If the Zoning Law requires parking should this note be removed, and the parking spaces be shown as being constructed as part of the proposed action?
6. Parking is proposed within the B1 District portion of the lot. Note that parking, as an accessory use to the manufacturing and warehousing, is allowed on the B1 portion of the lot per Zoning Section 98-22 D. For the B zoned portion of the site, please provide the B1 bulk table requirements and related proposed condition (e.g. proposed lot coverage, etc.) in a table on the site plan.
7. Please confirm the lot coverage, floor area ratio, building coverage, etc. proposed for the I District includes only the portion located within the I zoned area.
8. As part of the Verizon Wireless application to install an antenna and ground mounted equipment at this property there will be an associated access easement located across the area currently proposed for parking as part of the Hudson Valley Plastics proposed action. Will the access easement impede or prohibit parking where the access easement is shown? Otherwise, what will be the effect of the proposed access easement on the proposed/required parking for this project?
9. Provide photometric plan and spec sheet for fixture to allow review of light intensity and distribution, which will verify fixture is down lit. Describe mounting height of fixture and show dimension.
10. Specify type of arborvitae. In the northwest corner of the site the planting is very close to the fence and property line – will there be enough room for the proposed planting?
11. The elevations were not provided as part of this submittal.

ENVIRONMENTAL REVIEW

1. The additional employee parking from 146 E. Main Street may result in the need for an area variance from the ZBA. If so, this agency should be added to the FEAF.
2. A portion of the site is subject to an environmental easement and site management plan (SMP). Please find enclosed a map indicating the portion of the site subject to the environmental easement. Other materials are available here - <https://www.dec.ny.gov/data/DecDocs/V00218/>. I reached out to NYSDEC to better understand how the institutional and environmental controls affect the site and the emails are enclosed.

The building expansion area is not located within the deed restricted area; however, a portion of the area proposed for parking is located within this area. The NYSDEC has stated that there is no soil vapor intrusion evaluation required based on the description of the proposed action but that this area is subject to the provisions of the SMP Excavation Work Plan. In addition, existing groundwater monitoring wells in the parking lot must be protected.

The Planning Board should consider adding a condition to the site plan approval that reinforces that the Applicant comply with the SMP. It is not necessary to make this a condition of the SEQR determination of significance if the Planning Board makes it a condition of the site plan approval.

3. Please provide documentation submitted to NYSOPRHP and any related correspondence. There is no record of consultation showing on the Cultural Resource Information System (CRIS).



SITE PLAN REVIEW

1. Please provide documentation submitted to the MTA and any related correspondence.
2. Where will the exhaust vent be located? Will it be visible from the residence? Will there be any noise that should be muffled?
3. Is any demolition or alteration of the existing building area proposed as part of the action?

DOCUMENTS REVIEWED

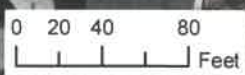
- Project Statement of Use
- Village of Pawling Site Plan Application
- Current Deed
- Short Environmental Assessment Form (SEAF)
- Waiver Request Letter
- Aerial Map
- Site Plan Set, including Amended Site Plan (SP-1), Enlarged Site Plan (SP-1A), Proposed Plan and Elevation (A-1), Proposed Elevation with Site Conditions and Landscaping (A-2), dated 9/29/2020 and prepared by J Group Designs. Revised 10/27/2020 Site Plan Set (without elevations).
- Property Survey, Robert V. Oswald, dated 1/15/2019. Not stamped.
- Filed Map 9727
- V00218 Voluntary Cleanup Program record
- Response to Comments 10/27/2020
- Parking Waiver Request 10/27/2020
- Full Environmental Assessment Form (FEAF)
- Environmental Easement 6/25/2018
- Site Management Plan, V00218
- Vapor Well Installation and Sampling Report 8/13/2007
- Final Engineering Report 7/31/2009

Legend

-  Deed Restricted Area
-  Tax Parcel Outline



DATA SOURCES
Tax Parcel Outline: Dutchess County ParcelAccess, 2017
Aerial Image: NYS ITS GIS Program Office, 2016



SELECTED SITE FEATURES

LUMELITE PLASTICS
85 CHARLES COLEMAN BOULEVARD
VILLAGE OF PAWLING, DUTCHESS COUNTY, NEW YORK

FIGURE 2



DATE:	05/08/2018
SCALE:	As Indicated
PROJECT NUMBER:	561114



48 Springside Avenue
Poughkeepsie, New York 12603
Phone: (845) 454-2544
Fax: (845) 454-2655

ALL LOCATIONS APPROXIMATE

From: [Deyette, Scott \(DEC\)](#)
To: [Caren LoBrutto](#)
Subject: RE: Lumelite Plastics Site, V00218
Date: Thursday, October 15, 2020 2:36:57 PM
Attachments: [image009.jpg](#)
[image010.png](#)
[image011.png](#)
[image012.jpg](#)
[image013.jpg](#)
[image014.png](#)
[image015.png](#)
[image016.jpg](#)

Ms. LoBrutto-

The area covered by the Deed Restriction is the area demarcated in red in your attached figure. While there is no requirement for an SVI evaluation based on the proposed improvements in your email, the provisions of the SMP Excavation Work Plan must be followed. Also, the groundwater monitoring wells present in the parking lot must be protected. If these are damaged, they will need to be replaced.

R. Scott Deyette

Chief, Inspection Unit, Remedial Bureau C, Environmental Remediation

New York State Department of Environmental Conservation

625 Broadway, Albany, NY 12233-7014

P: (518) 402-9794 | C: (518) 461-3721 | scott.deyette@dec.ny.gov

www.dec.ny.gov |  |  | 



From: Caren LoBrutto <clobrutto@chazencompanies.com>

Sent: Thursday, October 15, 2020 11:41 AM

To: Deyette, Scott (DEC) <scott.deyette@dec.ny.gov>

Subject: RE: Lumelite Plastics Site, V00218

ATTENTION: This email came from an external source. Do not open attachments or click on links from unknown senders or unexpected emails.

Thank you, Mr. Deyette.

I understand the area under deed restriction and remediation controls by NYSDEC is the area demarcated in red in the attached 'deed restricted area' pdf. Do I have that correct? I am working with the Planning Board for the Village of Pawling on their review of a proposed building expansion subject to site plan approval. Attached is the site plan – currently, the Applicant plans to construct an expansion in the northwest corner, which is not located in the deed restricted area. They may

resurface the parking area contained within the deed restricted area and it's possible the Planning Board could ask for landscaped islands and lighting. Would these improvements (resurfacing, landscape islands, lighting/utility installation) within the deed restricted area require a soil vapor intrusion investigation per 4.3.2 of the SMP?

Thanks,
Caren

Caren LoBrutto

Senior Planner, Planning Services

The Chazen Companies

21 Fox Street

Poughkeepsie, New York 12601

Phone: (845) 486-1458

clobrutto@chazencompanies.com

From: Deyette, Scott (DEC) <scott.deyette@dec.ny.gov>

Sent: Tuesday, October 13, 2020 3:14 PM

To: Caren LoBrutto <clobrutto@chazencompanies.com>

Subject: Lumelite Plastics Site, V00218

Ms. Lobrutto-

I received your inquiry regarding the Lumelite Plastics site. I have posted the Site Management Plan (SMP), Final Engineering Report (FER), and the Vapor Well Installation and Sampling Report to Dec Info Locator. These may take 24-48 hours to appear but please let me know if you still cannot locate these documents. Also, regarding future redevelopment of the site, the SVI question is addressed in Section 4.3.2 of the SMP. If you have any further questions please feel free to contact me.

R. Scott Deyette

Chief, Inspection Unit, Remedial Bureau C, Environmental Remediation

New York State Department of Environmental Conservation

625 Broadway, Albany, NY 12233-7014

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www.dec.ny.gov |  |  | 



00:55:12 Yvonne Potter: Residents living 100 ft from Tomasetti's warehouse location need concrete tech specifics from Scott Olsen before a Public Hearing date is set. Please delay the Public Hearing until then.

00:56:58 Tony C: Does the tower need additional equipment such as generators that would contribute to environmental noise

00:57:52 Adam M: I will ask these questions for you next opening

00:58:27 Yvonne Potter: >> Who is paying for this?

00:59:21 Steve Goldberg: Paying for what, Yvonne?

01:00:43 Yvonne Potter: Who is paying for the set up?

01:03:09 Steve Goldberg: Verizon pays for everything and they also pay a fee to the village for the application and the consultants

01:04:08 Yvonne Potter: How much does the Village stand to gain?

01:04:49 Steve Goldberg: The village does not receive anything other than improved service

01:17:59 Steve Goldberg: Sorry for the technical difficulties, all. Sally, I'm hopeful that you were able to hear the opportunities that you have to make public comment on this proposed antenna. Thank you.

01:34:18 Yvonne Potter: Hi Curt! Please advise on the proposed duration of the project.

01:38:12 Steve Goldberg: Yvonne, you will get a chance too ask questions and make comment in a few moments

01:40:33 Yvonne Potter: Curt, you mentioned exhaust fumes from the proposed warehouse, please can you elaborate and/or specify?

01:41:18 Joan Roberts: Can we see a street view drawing of the warehouse?

01:53:49 Yvonne Potter: Sally, we never received a letter for either the cell antenna or Tomasetti's Warehouse expansion, and we're on Elm Street.

01:55:15 Jennifer Strehle: Letters are sent to a 200 ft. radius

01:58:14 Yvonne Potter: Thanks Curt for explaining.

01:58:41 Joan Roberts: proposed timeline?

01:59:48 Joan Roberts: no, the project itself

02:02:04 Joan Roberts: thank you for the information