

RECEIVED  
AUG 26 2014  
TOWN OF NEWBURGH  
TOWN CLERKS OFFICE

STATE OF NEW YORK : COUNTY OF ORANGE  
TOWN OF NEWBURGH PLANNING BOARD

----- X  
In the Matter of

HUDSON VALLEY PERSONNEL SUPPORT CENTER  
OF JEHOVAH'S WITNESSES  
(2014-17)

1292 Route 300  
Section 97, Block 2, Lots 30.1, 30.22, 33  
Zone: IB

----- X

SITE PLAN/LOT CONSOLIDATION

Date: August 7, 2014  
Time: 7:40 p.m.  
Place: Town of Newburgh  
Town Hall  
1496 Route 300  
Newburgh, New York

BOARD MEMBERS: JOHN P. EWASUTYN, Chairman  
FRANK S. GALLI  
CLIFFORD C. BROWNE  
KENNETH MENNERICH  
JOSEPH E. PROFACI  
DAVID DOMINICK  
JOHN A. WARD

ALSO PRESENT: MICHAEL H. DONNELLY, ESQ.  
PATRICK HINES  
GERALD CANFIELD

APPLICANT'S REPRESENTATIVE: DOMINIC CORDISCO, ESQ.  
----- X

MICHELLE L. CONERO  
10 Westview Drive  
Wallkill, New York 12589  
(845) 895-3018

1  
2 MR. BROWNE: Our next item of business  
3 is the Hudson Valley Personnel Support Center of  
4 Jehovah's Witnesses, project number 2014-17. This is  
5 a site plan lot consolidation initial appearance to  
6 be presented by Dominick Cordisco.

7 MR. CORDISCO: Members of board, for the  
8 record my name is Dominick Cordisco from the law firm  
9 of Drake Loeb located in New Windsor. It's my  
10 privilege to be representing for you tonight the  
11 Jehovah's Witnesses which in the past year has closed  
12 on the purchase of the former Hampton Inn off of  
13 Route 300 behind the Gateway Diner.

14 We have our client here tonight, and I  
15 have to first tell you I'm starting to go through  
16 withdrawal because it's actually been a couple months  
17 since the last time I was before you, so I was  
18 starting to suffer from actual withdrawal symptoms,  
19 but here I am back again. It's good to see you all.

20 We have our design professionals with us  
21 tonight, Justin Dates from Maser Consulting as well  
22 as Phil Greely also from Maser Consulting. We also  
23 have our architect who came all the way from Johnson  
24 City, Tennessee, Ken Ross. He's here and able to  
25 address the board.

1  
2 Before we turn it over to the board, I  
3 want to introduce Richard DeVine from the Jehovah's  
4 Witnesses to talk to you about what they are using  
5 the property for in the context of their other  
6 facilities in the area. Richard, if you would.

7 MR. DEVINE: My name is Richard DeVine.  
8 I'm an ordained minister of Jehovah's Witnesses. I  
9 represent the owner. We really appreciate the  
10 opportunity to talk to the board.

11 I think many of you may be familiar with  
12 Jehovah's Witnesses because of our large Assembly  
13 Hall right here in town. Also, you may be familiar  
14 with our large administrative complexes, one in  
15 Wallkill, New York and one in Patterson, New York.  
16 Our world headquarters which is right now in  
17 Brooklyn. We are locating that to Warwick.

18 Newburgh is known as the Crossroads of  
19 the Northeast. It also can be known as the  
20 Crossroads for Jehovah's Witnesses because Newburgh  
21 sits almost equal distance between our new  
22 headquarters in Warwick, our publishing center in  
23 Wallkill and our educational center in Patterson.

24 So what we have been using the facility  
25 for in Newburgh is transient housing for volunteers

1  
2 and others who are coming to assist the work that we  
3 are doing at our three complexes.

4           You may know Jehovah's Witnesses for  
5 their worldwide Bible education work. We are one of  
6 the foremost producers and publishers of Bibles in  
7 the world in over a hundred languages. Our Wallkill  
8 printery alone, and we have several throughout the  
9 world in that size, is able to produce 10,000 Bibles  
10 a day, seven days a week, 365 days a year. That's  
11 our average production each year. They are all  
12 available free of charge to the public.

13           We have worldwide humanitarian relief  
14 activities going on in areas of war, famines, natural  
15 disasters. We are often one of the first groups to  
16 respond in certain hard hit areas. Haiti was a good  
17 example. We were one of the first to set up a field  
18 hospital in Haiti after the earthquake to perform  
19 surgeries. Hurricane Katrina we rebuilt over 5,000  
20 homes in the Gulf Coast. Hurricane Sandy, hundreds  
21 of homes along the east coast as well. We have  
22 worldwide literacy programs. We have taught hundreds  
23 of thousands of people around the world to read and  
24 write. And of course all of this work requires a lot  
25 of activity and a lot of travel. We are currently

1  
2 located in 236 countries around the world.

3 And so as people come from around the  
4 world from training to participate in special  
5 programs or various administrative tasks or whatever,  
6 missionaries who come here for healthcare, many other  
7 purposes, we have a need for that transient housing.  
8 Because it's equally located, this seemed to be the  
9 ideal place to put it.

10 Right now we are using much of the  
11 former Hampton Inn for housing construction workers  
12 who come in from around the country to volunteer  
13 their time for a short period before they return to  
14 their homes.

15 So that's kind of the purpose of why we  
16 are here, what we are doing with the property. Right  
17 now the Hampton Inn has been very valuable. We would  
18 like to add some additional rooming capacity to make  
19 sure that it's able to care for our needs going  
20 forward.

21 I don't know if there's any questions,  
22 but that's kind of basically how we have been using  
23 the facility. We are very happy to be here in the  
24 town and appreciate the nice welcome we've had.

25 CHAIRMAN EWASUTYN: Any further

1  
2 questions or comments from the board members,  
3 comments?

4 MR. WARD: No.

5 MR. DOMINICK: Nothing right now.

6 MR. DEVINE: Thank you very much.

7 CHAIRMAN EWASUTYN: Looking at the  
8 future, and you seem to be an organization that has  
9 current plans and future plans. What do you project  
10 your growth will be like in the Town of Newburgh over  
11 the course of the next 10 years? How much additional  
12 thousands of square footage would you be looking to  
13 build out in the Town of Newburgh? Obviously you  
14 just got done saying it is going to be a central  
15 point. I'm sure you have planned out what you are  
16 looking to do. What might that be?

17 MR. DEVINE: I can't say for sure at  
18 this time. We don't plan on building a large  
19 administrative complex here in Newburgh like we have  
20 in our other locations. We do see that need here for  
21 transient housing. That is growing. I'll be honest  
22 with you, right now we have over 300 hotel  
23 accommodations booked between here and let's say  
24 Mahwah, New Jersey. That's in addition to what we  
25 are using at the Hampton Inn. It's hard to maintain

1  
2 that number of hotel accommodations on a regular  
3 basis because events come up and other things. We  
4 are finding that -- it's been tight. So having the  
5 Hampton Inn that we can use and the goal, nearly a  
6 hundred percent occupancy in the entire time that we  
7 have owned it since March and we expect that to  
8 continue. In addition to this, there may be more in  
9 the future. We have nothing specific to offer at  
10 this point.

11 CHAIRMAN EWASUTYN: Thank you.

12 MR. BROWNE: In connection with that,  
13 after the construction phase gets over, you have a  
14 lot of transients coming in for that. What do you  
15 see the facilities being used for then?

16 MR. DEVINE: It would be people coming  
17 in to participate in programs that would be in one of  
18 our three complexes. For instance, we have a full  
19 size symphony size orchestra that assembles several  
20 times a year to record music, for worship, for videos  
21 and things like that. We have legal seminars where  
22 we bring in attorneys from all over the world. We  
23 have legal efforts going on in many countries all  
24 over the world to establish human rights, so we have  
25 those kind of seminars going on. We have artists

1  
2 that come in to assist with video production,  
3 educational video production, actors, technical  
4 people. As I mentioned before, missionaries come for  
5 medical treatment to this country. There's a lot of  
6 that kind of activity because we are a large  
7 organization. This is our central hub for the world  
8 located right here in New York State. There's quite  
9 a bit of activity going on. I don't know if that  
10 helps.

11 MR. MENNERICH: Thank you.

12 MR. WARD: It does sound like volume and  
13 volume is traffic. That's a big concern with what we  
14 are talking about, so just keep that in mind too.

15 MR. DEVINE: Yes.

16 MR. WARD: Thank you.

17 MR. DEVINE: Thank you.

18 MR. CORDISCO: At this point, Mr.  
19 Chairman, I'd like to turn it over to Justin Dates to  
20 go over the site plan with you.

21 MR. DATES: Good evening, everybody,  
22 Justin Dates from Maser Consulting. I want to take  
23 you through the post sketch plan that we submitted to  
24 the board.

25 The site as mentioned is along 300 and



1  
2 also there's an access drive in between this project  
3 site and Palmerone Farms which is a shared right of  
4 way for each of those facilities.

5 This site is compiled of a few tax lots  
6 which lot lines will be dissolved and combined into  
7 one lot which would be 8.6 acres in size. The  
8 existing two-thirds of the site, the Gateway Diner  
9 and the former Hampton Inn, is all developed right  
10 now, so the proposed hundred unit facility is at the  
11 rear third or eastern third of the project site.  
12 Again, it's a hundred units. We would be looking to  
13 come off of the existing access road here through an  
14 existing drive and then have a continuous roadway  
15 around the facility with parking.

16 The site is within the town's water and  
17 sewer districts, so we are low in elevation down  
18 here, so sewer we would have a pump station to inject  
19 it up towards 300 and then water is brought down to  
20 just about the terminus of that existing access road  
21 so we would be looking to extend that down and into  
22 our facility.

23 The project site is in the IB zoning  
24 district. We do meet the criteria, both requirements  
25 for that zone with the exception that -- the same as

1  
2 the rear yard setback along this northern property  
3 line. Portions of the existing Hampton Inn structure  
4 and the diner are less than the 60 feet requirement,  
5 so we are at 47.1 for the restaurant and then 49.5  
6 for the former Hampton Inn, so those are the two  
7 variances that we would need.

8 I think that summarizes the application.

9 CHAIRMAN EWASUTYN: While we are  
10 discussing the access to the proposed additional  
11 hundred room support center, for the record, it's my  
12 understanding that this site plan can't be approved  
13 until there's agreement until you have access onto  
14 Route 17K.

15 MR. CORDISCO: That certainly has been  
16 raised as an issue. We are well aware of it. We  
17 already started working on that. So actually Richard  
18 has been speaking with the Thruway Authority.  
19 Richard, if you want to come up and provide an update  
20 on that.

21 CHAIRMAN EWASUTYN: We will hear from  
22 Richard. My understanding is that there was an  
23 agreement with the town board that at one point the  
24 town board wouldn't allow this to come before us  
25 until you had that in place and that improvement was

1  
2 in place and then the town board looking to be  
3 courteous said, okay, you can come forward and go  
4 through the site plan approval process, but you could  
5 not get final approval until that was ready to go.  
6 Is that true?

7 MR. CORDISCO: That's more information  
8 than I can confirm to be quite honest. We certainly  
9 are aware that there was a request that -- that this  
10 applicant address what has been an outstanding issue  
11 in connection with Palmerone Farms. We are well  
12 aware of that. We are happy to participate to see if  
13 we can resolve the issues with the Thruway Authority  
14 there. I don't know if it was ever expressed in such  
15 terms as what you are saying. That's why I can't  
16 confirm that. Nonetheless we are certainly aware  
17 that there's a need and the town board and certain  
18 town board members told us of the need to provide a  
19 second means of access into the overall complex that  
20 has the retail establishments and food establishments  
21 on the farm and how it connects to our access road so  
22 that there would be a second point of access into it  
23 and so we are pursuing that.

24 CHAIRMAN EWASUTYN: I'm not sure if it's  
25 meant to be for a second point of access into the

1 site as much as it is for traffic leaving the site  
2 and using this alternative route onto 17K, but I  
3 think at some point in time we are going to have to  
4 clarify that much further than just discussing this  
5 evening.  
6

7 MR. CORDISCO: Be happy to.

8 CHAIRMAN EWASUTYN: Richard, if you want  
9 to bring us along.

10 MR. DEVINE: Yes. What I can tell you  
11 is, what we have so far is we have reached out to the  
12 Thruway Authority to understand the situation. They  
13 are familiar with the previous attempts with  
14 Palmerone Farms which from what I understand was a  
15 condition of their site plan approval which was later  
16 waived due to the costs. They indicated to us  
17 because our property is not contiguous with theirs.  
18 We could not buy that parcel. They will not lease it  
19 to us. It would either have to be the town or  
20 Palmerone Farms to actually be the title holder of  
21 that strip of land that the driveway would have to  
22 cross over. There would have to be some negotiation  
23 with the town and work through just how those issues  
24 get worked out as we move forward.

25 The Thruway gave us the indication that

1  
2 they are not going to stand in the way of doing  
3 something, but another entity has to be involved that  
4 has property contiguous to that or the town would  
5 have to be the title holder. We will have to figure  
6 out how we are going to address those through the  
7 process.

8 CHAIRMAN EWASUTYN: If the board would  
9 allow, I think Mike Donnelly should be the point  
10 person to elaborate with Mark Taylor so everyone is  
11 on the same page.

12 MR. DONNELLY: Sure.

13 CHAIRMAN EWASUTYN: So everyone is on  
14 the same page. I can see where this can become very  
15 fragmented to who can buy and who can't buy. There  
16 was a stumbling block early on. Keep that in the  
17 forefront.

18 MR. DOMINICK: Absolutely.

19 MR. DEVINE: Just for clarity, I didn't  
20 speak personally to the Thruway. We had a real  
21 estate professional who reached out to them and is  
22 looking into that. We would be happy to have him  
23 speak with you.

24 CHAIRMAN EWASUTYN: I think more  
25 important than speak with us, I think we should have

1 a letter simply in writing as to what the  
2 conversation was about and the summary of that  
3 conversation.  
4

5 MR. DEVINE: Sure.

6 CHAIRMAN EWASUTYN: We know that you are  
7 telling us exactly what it is.

8 MR. DEVINE: I actually have a written  
9 report on it. I can reformat that and get it to you.  
10 Thank you.

11 MR. CORDISCO: At this time I would like  
12 to turn it over to Ken Ross as it pleases the court.  
13 Ken, as I mentioned, is the project architect who  
14 would like to show you what we intend this to look  
15 like.

16 MR. ROSS: Thank you and good evening.  
17 My name is Ken Ross. I'm the president of Ken Ross  
18 Architects in Johnson City, Tennessee. I'll be  
19 serving as the architect for this particular  
20 facility.

21 I wanted to just share with you maybe  
22 the exterior of the building. I think most of you  
23 are aware that there was an existing Hampton Inn  
24 there. This is the free-standing building on the  
25 same property so we are trying to make it blend with

1  
2 the existing building.

3           The basic wall material will be EIFS or  
4 synthetic plaster to blend with what's already there.  
5 The slope portions of the roof and the fascia will be  
6 metal to match the color that's there. The rest of  
7 the roof, the main roof will be fairly flat with a  
8 slope toward the roof drains with tapered insulation,  
9 that would be a rubberized roof. The windows will be  
10 a heavy-duty aluminum window. Those will blend with  
11 what's there too. The one little difference that we  
12 are changing the building from is along the bottom,  
13 we are going to fit a masonry Wainscot and that's  
14 just for the splash. As you are probably aware, when  
15 water drips on EIFS or synthetic plaster it will tend  
16 to spot it or wash the dirt into it and we wanted a  
17 masonry, Wainscot, perhaps of stone or brick. We  
18 will be selecting that as soon as we move to the next  
19 phase.

20           The building itself, the main part of  
21 the building is about 25 and a half feet and the peak  
22 which is just a facade is about 32, 33 feet,  
23 something like that. So we are staying with  
24 basically the same height as the building that is  
25 already on the site. Right now we are planning to

1  
2 use for the rooms we are using to P-tacks (phonetic)  
3 for the wall units for most of the rooms. We do have  
4 a few areas that will require some other types of  
5 units to be used. At this time we will locate those  
6 on the roof and this metal fascia is a parapet that  
7 sticks higher than the roof, so it will have those  
8 units. That's basically what we are planning to do  
9 with the building. I'll be glad to answer any  
10 questions about the exterior of the building.

11 CHAIRMAN EWASUTYN: Any questions from  
12 board members?

13 MR. BROWNE: How are you addressing the  
14 rear of your building from the back view coming off  
15 the Thruway?

16 MR. ROSS: It will all look the same  
17 except for the shears. There will be no back of the  
18 building. It will have the same view as the front.

19 MR. BROWNE: Thank you.

20 MR. MENNERICH: No questions.

21 MR. PROFACI: Back of the building will  
22 also have that peak facade on it?

23 MR. ROSS: No. It will be more like  
24 this (indicating).

25 MR. PROFACI: None of that?



1  
2 MR. DEVINE: More like this  
3 (indicating).

4 CHAIRMAN EWASUTYN: Thank you.

5 MR. CORDISCO: We have nothing further  
6 at this time.

7 CHAIRMAN EWASUTYN: The other question I  
8 have is currently there's about 16 to 18 Mercedes  
9 vans that are parked in the front of the site. Is  
10 that something you envision being part of the overall  
11 operation and does your new site plan address these  
12 transportation type of related vans and buses?

13 MR. DEVINE: As I said, people are  
14 coming from all over the country, all over the world.  
15 Many come without cars so we pick them up at the  
16 airport, we take them to wherever their assignment  
17 is. A lot of our transportation is done with shuttle  
18 vans than a lot of individual traffic trips. So if  
19 the town feels they are unsightly we can always put  
20 them in a less visible place around the building. We  
21 would see that moving people in larger amounts in  
22 individual cars would probably be a constant feature  
23 of the site because simply people are flying in.

24 CHAIRMAN EWASUTYN: On your site plan I  
25 think you should show how you permanently -- where

1  
2 you are going to park them.

3 MR. DEVINE: Okay.

4 CHAIRMAN EWASUTYN: Just so we're aware  
5 of that. Any other additional vehicles or campers or  
6 anything like that where they will be permanently  
7 parked?

8 MR. DEVINE: We don't see any campers or  
9 anything like that on site. If it was it might be  
10 just somebody for a night, but I don't even see that  
11 happening.

12 CHAIRMAN EWASUTYN: Ken is on vacation  
13 right now, so he isn't here. Why don't you talk to  
14 us right now, John Ward mentioned something about the  
15 potential for an impact on traffic. Why don't you  
16 give us a sense of it. I think Ken was also talking  
17 about this is a little different because people will  
18 be leaving this site at a more set hour. Just  
19 familiarize this.

20 MR. GREELY: Absolutely. Phil Greely  
21 from Maser Consulting. To add to what Richard said  
22 about the use of the vans, Ken's comment which I read  
23 and did some quick calculations suggested that as  
24 opposed to a hotel operation it would be more like a  
25 typical apartment type operation. When you look at

1 the ITE trip generation, that's the Institute of  
2 Transportation Engineers, they calculate trips for  
3 hotels based on number of rooms. Apartments are  
4 calculated on the dwelling unit, so it's pretty  
5 comparable in terms of the unit that's being used.  
6 It turns out that for an apartment, the trip  
7 generation is about .6 trips per dwelling unit during  
8 the peak hours. For a hotel when you look at the  
9 morning or p.m., very similar in terms of trip rate  
10 per unit, so there's not a big variation. The  
11 difference is directionality. You have more outgoing  
12 trips from an apartment type use in the morning, so  
13 when our residents would be going out to other sites  
14 it would be more outbound trips as opposed to inbound  
15 trips. In terms of net trips in a peak hour period,  
16 not a big difference per the number of units that we  
17 are talking about. So the hundred additional would  
18 be about 60 trips. That's total entering and exiting  
19 in a one-hour period, but it would be similar to what  
20 the hotel generation would be, whether you look at it  
21 as an apartment or as a hotel.

22  
23 The use of the vans would actually cut  
24 down on those trips because, you know, as multiple  
25 people are going to the same destination, instead of

1  
2 having half a dozen vehicles leaving, you would have  
3 one van and they take people to Patterson or take  
4 them to Wallkill in Ulster County or other locations.  
5 So we will provide more details. I think what Ken  
6 asked for was a good breakdown of what is the real  
7 difference in terms of traffic generation and, just  
8 quickly, it's not that different. It's more the  
9 directionality difference that comes into play. We  
10 will provide more information including the operation  
11 of the vans, etcetera.

12 CHAIRMAN EWASUTYN: Questions?

13 MR. DOMINICK: Yes. Richard, since you  
14 are expanding your facilities does that mean your  
15 fleet of shuttle buses will expand as well?

16 MR. DEVINE: The number of the shuttle  
17 buses is really linked to the number of rooms. If we  
18 have additional rooms likely we would have more.

19 MR. DOMINICK: How many vans or shuttle  
20 buses do we have?

21 MR. DEVINE: About 16 I think.

22 MR. DOMINICK: Safe to say it will go to  
23 probably about 32?

24 MR. DEVINE: I would say it wouldn't be  
25 that far off. Or we could go up to coach buses. If

1  
2 we have enough people going in one direction, that  
3 would be the easier way to go. If it was the  
4 individual vans, it could be between 20, 30.

5 MR. DOMINICK: I think right now your  
6 staging area for overnight or long-term parking is  
7 consisting of the diner for those vehicles; correct?

8 MR. DEVINE: Sorry? I didn't follow  
9 you.

10 MR. DOMINICK: Right now I think that  
11 the staging area for overnight parking for those  
12 vehicles is the diner parking lot?

13 MR. DEVINE: Oh, yes, it probably is.

14 MR. DOMINICK: Thank you.

15 MR. DEVINE: Thank you.

16 CHAIRMAN EWASUTYN: John Ward?

17 MR. WARD: My question is right now  
18 there's volume with the construction workers going  
19 out to 300 right now. How many rooms are in the  
20 Hampton Inn?

21 MR. DEVINE: 150.

22 MR. WARD: And then how many rooms of  
23 this, you add it up, you put it all together, you are  
24 not telling me the hotel has empty rooms. You are  
25 going to have these rooms filled. So that's traffic

1 going out whether you have shuttle buses or not.  
 2  
 3 When you are talking time, you are talking -- I'm  
 4 coming in 1:00. There's no set time for people  
 5 coming in and going, so I'm just for the record  
 6 telling you that.

7 CHAIRMAN EWASUTYN: Anything else?

8 MR. MENNERICH: Phil, what are you  
 9 proposing to study as far as traffic for the project?

10 MR. GREELY: Primarily the operation of  
 11 the access on Route 300, and to look at the  
 12 generation just as John said, over the course of the  
 13 day what we anticipate, you know, in some respects  
 14 because of the nature of how people come in, it's  
 15 spread out which is a positive in terms of traffic.  
 16 Really just the operation of movements in and out of  
 17 there, see what the net additional trips would be.  
 18 You know, right now we have the construction workers,  
 19 basically fully occupied site. You have a good  
 20 indicator of what kind of generation based on the  
 21 number of rooms that are already there today and then  
 22 what would be in the future if you are looking at  
 23 full occupancy. If we are adding a hundred rooms we  
 24 can calculate based on what's there today what the  
 25 trip rate is which may be a little high because of

1 the nature who is using it today as opposed to what  
 2 the future would be. It would give a good --  
 3 basically 300 at the access and then the access to  
 4 the existing building so that we know the separation  
 5 of our traffic versus the Palmerone Farms traffic.  
 6

7 MR. MENNERICH: Will you be doing the  
 8 scenario with the 17K entrance?

9 MR. GREELY: Yes. We will definitely  
 10 have to look at that. Just a little background on  
 11 that. I know that that process had advanced on  
 12 Palmerone Farms. The surveyor and developer of that  
 13 had actually gotten pretty far along the Thruway, but  
 14 we're now picking that up and I think Richard gave  
 15 you a good synopsis of where that stands. We would  
 16 analyze it both with and without just because it may  
 17 still be some time before that materializes, but yes,  
 18 we would give the information both ways.

19 CHAIRMAN EWASUTYN: Richard?

20 MR. DEVINE: I could mention that  
 21 weekdays which is typically when people leave and  
 22 come back, because of our workday, it always starts  
 23 early in the morning and concludes as night. Most of  
 24 your trips would be at that time in mass and almost  
 25 exclusively heading directly to either 87 or 84.

1  
2 Almost all of our traffic will go either up to 84 to  
3 go to Patterson, 87 to go down to Warwick or that way  
4 down to Middletown. Pretty much all heading right to  
5 that intersection of 87 and 84.

6 CHAIRMAN EWASUTYN: Okay.

7 MR. BROWNE: When your people are coming  
8 and going from all over the world, country, whatever,  
9 is there a typical day of the week this happens or  
10 day of the month or is it spread out throughout the  
11 week or month and so on? In other words, do you get  
12 a mass migration in on a Sunday or Saturday and an  
13 exodus say on another day?

14 MR. DEVINE: Typically the way it works  
15 is people will come in over the weekend. There is no  
16 mass. People are flying in on planes or they're  
17 driving in. So it trickles in over the weekend.

18 MR. BROWNE: You don't normally see like  
19 a 300 person change in a weekend or something like  
20 that?

21 MR. DEVINE: No.

22 MR. BROWNE: It's just a couple here or  
23 there?

24 MR. DEVINE: Yeah.

25 MR. BROWNE: A smooth transition?



1  
2 MR. DEVINE: Yeah. It won't be a large  
3 volume at any given time. People have different  
4 travel arrangements.

5 MR. BROWNE: Just curious on my part.  
6 The maintenance on your fleet of vehicles, do your  
7 people do that yourselves or is that jobbed out to a  
8 local shop?

9 MR. DEVINE: We do a combination. We do  
10 basic maintenance, oil changes, that kind of thing.  
11 We also use local shops.

12 MR. BROWNE: Where do you do the work?

13 MR. DEVINE: Right now we have a small  
14 facility near our Warwick facility which is usually  
15 where we do oil changes and other things. Also  
16 there's a local garage in town and that handles all  
17 of our inspections and a lot of our things.

18 MR. BROWNE: I was just curious. No  
19 bearing at all on this. I was just curious. Thank  
20 you.

21 MR. DEVINE: Thank you.

22 MR. CORDISCO: Not in the parking lot.

23 MR. DEVINE: No, we don't do any work  
24 out there.

25 CHAIRMAN EWASUTYN: Pat Hines?

1  
2 MR. HINES: Our first comment has to do  
3 with the requirement that the three existing lots on  
4 this site be consolidated such that the bulk  
5 requirements depicted in the bulk table are  
6 consistent with what is proposed. This needs a  
7 referral to the ZBA for a loss of protection of  
8 existing setback deficiencies with what was the  
9 former Thruway ramp.

10 I'll jump down here, I have another  
11 comment. I discussed it at the work session. Jerry  
12 didn't think it would change the ZBA. We had  
13 suggested in our comment that the 60-foot rear yard  
14 setback shown to the north be changed to the 50-foot  
15 side yard setback and the 50-foot side yard that's  
16 along the east side be the 60-foot which may allow  
17 you to request less of a variance from the ZBA if  
18 that helps. Either way you are going to the ZBA.  
19 Whether that helps or not, it may.

20 The building height in the bulk table  
21 needs to be clarified. It says less than 50. The  
22 height of the building will determine the size of the  
23 fire access roads which are currently shown at 24 if  
24 the building is higher than 30 feet. Jerry, they  
25 need to go to the 26 feet?

1  
2 MR. CANFIELD: That's correct.

3 MR. HINES: There's also a 22-foot drive  
4 aisle to the rear which looks like it accesses your  
5 service entrance which should be a standard 24-foot  
6 access through that there which will need to be  
7 addressed. Dumpster enclosure should be depicted on  
8 the plans which we know it was lacking.

9 Also, during the work session in  
10 developing the landscaping plan, the board was  
11 interested if you were going to address some of the  
12 landscaping which was rather dated or overgrown in  
13 some spots of the Hampton Inn which has been there  
14 for 20 something years already. If you could go over  
15 that landscaping plan, if you consider the look of  
16 the existing site as well. The board will look at  
17 this as one site plan.

18 The other thing, with your facility  
19 located on Unity Place, oftentimes that facility  
20 generates significant traffic volumes when those  
21 events are over all at once. If Mr. Greely can  
22 identify how those are going to operate, if that  
23 traffic is going to head over here. I think those  
24 events have a more defined time frame when they  
25 leave, we have experienced traffic from that site in

1  
2 the past. As you take a look at the traffic there,  
3 include that in the analysis.

4 That's all we have at this point.

5 CHAIRMAN EWASUTYN: Jerry Canfield?

6 MR. CANFIELD: Yeah, just one item for  
7 Justin. If you could look at the lot surface  
8 coverage on the bulk use tables, you have it listed  
9 as 59 percent. There is an awful lot of blacktop and  
10 building on that site. I feel you may be near that  
11 threshold. How it's going to impact you, if it's  
12 over then that's another variance that you may need.  
13 If you could just double check those figures.

14 MR. DATES: Sure.

15 MR. CANFIELD: Also in the zoning code,  
16 there's a section of the zoning code, 18527, that  
17 deals specifically with hotels and motels. That's  
18 what this occupancy is being deemed as. You may want  
19 to take a look at that for compliance or those  
20 sections in there.

21 As Pat commented on the access roads,  
22 there's an architectural feature as you have  
23 discussed in the front. It does appear to me that  
24 the building is over 30 feet in that area. I think  
25 you indicated that. If that be the case, then the

1  
2 access road needs to be 30 feet in width in the  
3 vicinity of the front of the building

4 MR. HINES: 26.

5 MR. CANFIELD: I'm sorry, 26 feet.

6 Thank you, Pat. You may want to take a look at that.  
7 It's going to impact your road widths. That's all I  
8 have at this time.

9 CHAIRMAN EWASUTYN: Thank you. Any  
10 questions or comments from the board? Mike Donnelly,  
11 would you summarize, we have to make a referral  
12 letter to the ZBA. Would you recommend to the board  
13 that we declare essentially lead agency and/or  
14 circulate through the Orange County Planning  
15 Department at this time.

16 MR. DONNELLY: I think you should do  
17 both of those and the ZBA referral letter, if I  
18 understand the dimensions correctly, it's for a front  
19 yard variance for the existing diner building which  
20 is at 47 feet where 60 feet is required. The motel  
21 building front yard is 45 feet where 60 is required.  
22 And one of the buildings has a rear yard problem, I  
23 don't know which one or what that dimensions is.

24 CHAIRMAN EWASUTYN: Pat Hines?

25 MR. HINES: There's no rear yard issue.

1  
2  
3  
4  
5  
6  
7  
8  
9  
10  
11  
12  
13  
14  
15  
16  
17  
18  
19  
20  
21  
22  
23  
24  
25

MR. DONNELLY: Okay.

MR. CANFIELD: Two rears.

MR. HINES: It depends which one you want to call the rear or side.

MR. GREELY: There's two rear yards.

MR. HINES: Potential side yard.

MR. GREELY: Potential side yard fence.

MR. HINES: With a corner lot one has to be a rear, one a side, you can choose which one. I would suggest you go to the ZBA with a lesser deficiency.

MR. CORDISCO: It's a good suggestion.

MR. DONNELLY: So then you would be applying side yard. In both cases it would be side?

MR. HINES: Yes. One is a 6-inch deficiency for the existing Hampton Inn and the other one appears to be 2.9.

MR. DONNELLY: What is the required side yard, 60?

MR. HINES: 50.

MR. DONNELLY: One is 47, other 45?

MR. HINES: 47.1, 49.5.

MR. DONNELLY: I'm getting closer.

Okay. I will suggest to the ZBA although you are

1  
2 about to designate yourself as lead agency, that they  
3 should feel free to handle the variance application  
4 on the uncoordinated review basis.

5 CHAIRMAN EWASUTYN: Any additional  
6 questions or comments?

7 (No response)

8 CHAIRMAN EWASUTYN: Hearing none, I move  
9 for a motion. Mike Donnelly will prepare a letter to  
10 the Zoning Board of Appeals noting the two side yard  
11 requirements and at the same time for the board  
12 declare lead agency and circulate to the Orange  
13 County Planning Department.

14 MR. HINES: The other, I think there --  
15 maybe we can have Justin check that, the lot coverage  
16 issue.

17 MR. GREELY: We can look at that.

18 MR. HINES: Or at least we can refer to  
19 a possibility of that being required.

20 MR. DONNELLY: Yes. I did include that  
21 in the notes, yes, and I will include that in the  
22 letter.

23 CHAIRMAN EWASUTYN: Thank you.

24 MR. MENNERICH: I make a motion.

25 CHAIRMAN EWASUTYN: Motion by Ken

1  
2 Mennerich. Second?

3 MR. BROWNE: Second.

4 CHAIRMAN EWASUTYN: Second by Cliff  
5 Browne. I'll ask for a roll call starting with Cliff  
6 Browne.

7 MR. BROWNE: Aye.

8 MR. MENNERICH: Aye.

9 CHAIRMAN EWASUTYN: Aye.

10 MR. PROFACI: Aye.

11 MR. DOMINICK: Aye.

12 CHAIRMAN EWASUTYN: Justin, you will get  
13 out the necessary copies to Pat?

14 MR. DATES: Yes.

15 CHAIRMAN EWASUTYN: At which point the  
16 letter to the adjoining property owners that will  
17 become part of this or after the ZBA meeting?

18 MR. HINES: That letter is sooner than  
19 later, but 10 days prior until they return to this  
20 board it needs to be circulated. It can be  
21 circulated at this time and I'll coordinate that.

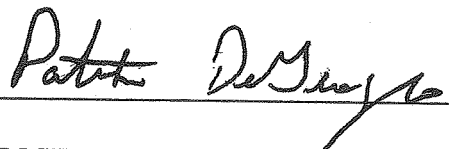
22 CHAIRMAN EWASUTYN: Richard, it was a  
23 pleasure meeting you.  
24  
25



1  
2  
3  
4  
5  
6  
7  
8  
9  
10  
11  
12  
13  
14  
15  
16  
17  
18  
19  
20  
21  
22  
23  
24  
25

STATE OF NEW YORK )  
 ) ss:  
COUNTY OF ORANGE )

I, PATRICK M. DeGIORGIO, a Shorthand Reporter and Notary Public within and for the State of New York, do hereby certify that the foregoing is a true and accurate record of the minutes having been stenographically recorded by me and transcribed under my supervision to the best of my knowledge and belief.

x 

PATRICK M. DeGIORGIO

Dated: August 20, 2014