

PUBLIC HEARING - MEADOWBROOK ESTATES

John Cappello, Esq. appeared before the board for this proposal.

MR. PETRO: Public hearing, Meadowbrook Estates subdivision, Route 94, Mt. Airy Road. The proposal is for 74 lot residential subdivision the. Reason that we're having a second public hearing and I do want to thank the applicants very much for not objecting to it because I had requested it was because some of the information that I gave out at the last meeting is going to be changed and I wanted all the people who were involved and who live in Mt. Airy Estates to have a chance to speak again. And that's why it's a double public hearing. And again, I want to thank the applicant and the owner for graciously coming back in. Why don't you just bring us up to date what we're doing overall, just very briefly, we've seen it I think 12 times.

MR. CAPPELLO: Yeah, this is a subdivision, it's bisected by the Town line, the Town of New Windsor and the Town of Cornwall off of New York State Route 94, Meadowbrook Estates is west of the existing Meadowbrook Lodge. The access will be off of 94 through this road through the Town of New Windsor and then there will be 90 lots total, the lots in New Windsor we had went through an agreement to reduce the number we can have based on a formula that the property's split by a zoning district. The only issue left from the last public hearing there was concern about connection to Mt. Airy Estates, we stated that we were going to, we could go either by this road here would connect with the access into Mt. Airy Estates, you know, and there were concerns about it being the through road through, but the consensus I believe now is for safety purposes for traffic flow there should be a connection there. So we have shown the connection. That's the only change in the map from the, which is not even a change.

MR. WEINBERGER: We said we'd take it off in response but in order so there's a full discussion because we did say at that meeting we could take it off and make it just an emergency access, there was some discussion as to keep it a full access so in order to keep the discussion and allow people to comment on that issue, we're keeping it now as a through road.

MR. PETRO: I don't think we have any other issues so to, I'm going to open it up to the public. This is a public hearing. On the 10th day of June, 2003, 24 addressed envelopes were mailed out with the notice of public hearing. If someone would like to speak, be recognized by the chair, state you name and address and your concerns.

MS. KELEIT: Laura Jean Keleit (phonetic). Yeah, at the last meeting, the proposal was that was going to be an emergency access road, that's what I want, I mean, I don't want this as a through road. This is going to be a cut through for people. This is going to become another entrance. We have our two entrances into our development, we don't need a third, people coming through, finding a short cut. I don't oppose the subdivision, that's how I got my house. I have no problem with them building more homes back there, another community, but I do have a problem with that becoming a longer, a dead-end street or an emergency access, it will be a reason for people to go through, high school kids cutting through there, it doesn't matter, nobody looks to sit at traffic lights and people will go any way, even if their car is moving and it took them just as much time sitting at a traffic light as it did to cut through all the lights, when your car is moving, you don't think it takes that long. I have young children, children all over that community.

MR. PETRO: What had happened was if you remember last

public hearing, we, the board didn't agree or disagree with you, we were kind of trying to find a happy medium and what had happened it turned really into a safety issue and I'll tell you with who, with the New Windsor Police, I have a letter which I'm going to get to, then it turned into another issue with the ambulance, the Fire Department got involved and the Highway Department and I have three letters here which I can read them into the minutes, but I think I'm going to just give you the gist of it is they want it to be a full access road strictly for safety reasons. And you can say well, what safety reason. I think they would be apparent and it's really when it comes to safety, there's not much that we as a board, I can't argue with them, in other words, if I'm leaning either way, I can, we'd like to see all the roads open for full access, that just, really, when I got back the next day and I had about 5 phone calls, it just put us over the top to where we need to have it open as a full access road. I don't believe that you're going to get actual traffic, this is my own opinion, probably doesn't mean much from 94 to Mt. Airy Road because anybody who thinks that that's going to be a short cut I think needs to go see a psychiatrist. But I do believe you'll get some traffic from the internal people who live right there. But I don't see where that would be that difficult. The stub of the road I believe is already in place, there's already a stub there so there should be some indication to the people who purchased around there that that could have been an access point at some time, I'm not saying that makes you feel any better or worse, I'm just pointing it out as a fact and it's really out of our hands. But I wanted to give you the time and the opportunity to understand why we were doing it just not that when it was construction started that you saw an open road because it was not what we had said at the last meeting but it was still somewhat under review. We were going to look into it, I thought a crash gate could work but, obviously, it won't.

MS. KELEIT: Are they putting a light by the high school by any chance?

MR. PETRO: Yes.

MS. KELEIT: That's just going to cause more traffic.

MR. PETRO: Someone else like to speak?

MR. ED HAKJ: My name is Eddy Hakj, I reside at 2311 Pioneer Trail. Where is the connection now? What's this here?

MR. PETRO: This is just a property line. This is the existing development and here's the stub road.

MR. HAKJ: This is Pioneer Trail?

MR. BABCOCK: That's the park.

MR. HAKJ: I'm right by the gate right by the road and I've got two kids. That's what I'm concerned about.

MR. BABCOCK: You're the last house in there?

MR. HAKJ: Yes, sir.

MR. BABCOCK: Right where his finger is that's your lot?

MR. HAKJ: I've got a 7 year old who has severe hemophilia and we were happy with the crash gate. Now this thing, it's not fair.

MR. PETRO: Well, again, when you purchased your house--.

MR. HAKJ: Nobody told us nothing.

MR. PETRO: You can see a map and there was a stub road

there.

MR. HAKJ: It was when I purchased mine it was woods.

MR. PETRO: You probably wouldn't know then so that doesn't make it right or wrong. I'm just trying to, I live down on Route 32, if you think you're worse off than I am and I have a 6 and 9 year old so it's bad all over the place.

MR. HAKJ: I'm concerned about his kid, he's 7 years old, he can get hurt really bad. People are going to come right through it, it's going to be a short cut, believe me, because nobody wants to go to Five Corners' lights.

MR. PETRO: It would be a short cut for the people who live in the immediate area. Anybody who's way up here or over there to think that they're going to navigate and go through that spaghetti to come out over a quarter mile from where they would have gone anyway as I said before they must be out for a Sunday drive or something. Okay, there's nothing I can do. I'm just giving you the information, what it's going to be and that's it.

MR. HAKJ: Another thing all these letters nobody sent us a letter that we're going to have a meeting again. I just found out from one neighbor.

MR. PETRO: It's the adjoining property owners, why wouldn't he get one?

MR. HAKJ: I'm right there, I never got one.

MR. PETRO: There's 24 that were mailed out.

MR. HAKJ: I should be the first one.

MR. PETRO: It's possible something could be lost in

the mail, they used to go out certified.

MR. HAKJ: A lot of people didn't know, that's why people didn't show up, couple people knew.

MR. BABCOCK: Well, there's 24 people.

MR. HAKJ: They'll spread the word. If I knew about it, I would tell six houses on my block.

MR. BABCOCK: If you live on that corner lot you should of definitely been notified again.

MR. HAKJ: I never got one.

MR. BABCOCK: Rut you're the original purchaser of that lot?

MR. HAKJ: Yes.

MR. BABCOCK: Were you notified last time?

MR. HAKJ: No and it's not fair, I just heard in the neighborhood I never got the first letter. Now the second one which is even more important because last time I heard from the neighbors and they said we were happy, we heard you mentioned the crash gate, we were happy. Now I never received a letter till I heard yesterday and we tried to alert people around there and it was short, that's why nobody showed up.

MR. ARGENIO: The important thing is you're here tonight.

MR. PETRO: If you had 20 other people, frankly, it's not going to change anything. I can understand, I can listen and I don't disagree with what you're saying or the young lady there.

MR. ARGENIO: All three people that the Chairman

mentioned, the Chief of Police, the Town Highway Superintendent and the Fire Inspector have deemed it a public safety, health and welfare issue. At that point, we as a planning board can't go against them, it's a safety issue, these are the professionals that we have elected to do this function in our town. They have determined it's a public safety, health and welfare issue.

MR. PETRO: Okay?

MR. HAKJ: Thank you.

MR. PETRO: Is there another subject? I guess that's the only reason we're here so.

MS. KELEIT: Since we have two entrances, is it for the other development?

MR. ARGENIO: No, it's for both, it's for the benefit of both developments so there can be crossover traffic in the event of an emergency, a snow emergency, a police, any of these things, these folks deal with this all the time, day in and day out that it happens and we don't hear about it but they do it every day.

MR. PETRO: Okay. Motion to close the public hearing?

MR. ARGENIO: So moved.

MR. CAPPELLO: Can we read the letters?

MS. GOMEZ: Betty Gomez, 2401 Settlers Ridge. Where is the water line and where is the sewer line going to go? Is it going through the same entrance that you're saying that there's supposed to be a crash gate now? It's not, it's going to be a through way.

MR. WEINBERGER: No, the water line, the applicant proposed to go through down to Dean Hill Road through

the sports complex and the sewer is also going to be collected through an area and also going to the pump station down and Dean Hill Road, it's never been proposed nor is it being proposed now.

MS. GOMEZ: It was proposed last time. The thing is I couldn't especially see where the water and the sewer line was being connected, I thought it was behind my house.

MR. WEINBERGER: There's an existing municipal easement for water that does abut our property and there's discussion to eventually tie those two together, I don't believe and I don't want to, I don't believe that's the initial plan, the initial plan is not to hook them up at this point but to have them in the future to be hooked up sometime in the future.

MR. BABCOCK: But what the plan is is basically have a connection there, a water connection with a valve and then at some day when all these projects are done open up all the valves so everybody can get water from every development from any direction for fire flows.

MS. GOMEZ: Thank you.

MR. PETRO: Walt Koury, Chief of Police, May 22, 2003 and this is small, I have reviewed the roadway plan for the proposed Meadowbrook Estates development and recommend this as a second ingress egress road be designated, such road will be necessary for our emergency response units should the current entrance from Route 94 become blocked and a second emergency further in the development may occur. And the third one is from the Fire Inspector on 2 May, 2003. It is in my opinion and almost identical, I'm sorry, the Fire, first one was from Henry Kroll, Highway Superintendent, signed Henry Kroll, Highway Department. Any other comments from the board members? Entertain a motion to close the public hearing.

MR. ARGENIO: Motion to close.

MR. SCHLESINGER: Second it.

MR. PETRO: Motion has been made and seconded that the New Windsor Planning Board close the public hearing for the Meadowbrook Estates.

ROLL CALL

MR. MASON	AYE
MR. SCHLESINGER	AYE
MR. KARNAVEZOS	AYE
MR. ARGENIO	AYE
MR. PETRO	AYE

MR. PETRO: I don't think there's any further review, I think we're pretty well done with that.

MR. EDSALL: Yes.

MR. BABCOCK: For tonight at least.

MR. PETRO: Thank you.

MR. EDSALL: Just as a point of information, it's not as if they're not making any progress, we spent the afternoon with him working on some pump station information for the sewage so we're continuing to coordinate water line routing so it won't impact the Town's park and it works out so we're, we have been busy on the sidelines trying to get some things accomplished.