

### **Northeast Community Bank – Site Plan – (214-1-53, 54) – Site Visit 7/26/17**

**Present:** Chairman Parise, Members Cocks, DeAngelis, Karlich, Secretary Proulx, Engineer O'Rourke, Building Inspector Cocks, Jose Collazo, Kenneth Martinek, Jonathan Gilbert and Parmanand Mana from Northeast Community Bank; Katherine Craig, WSP; Rachel Barese, Civil Tec Engineering; Dan Quiri, Creighton Manning Engineering

The Board conducted a site visit on 7/26/17 at 6:00 p.m. to visualize and discuss the ingress and egress to the site from both Freeland Street and Route 17M. Chairman Parise stated that the big issue remaining concerns traffic and the board needs to make sure the site is as safe as possible. NYS DOT submitted some comments and Orange County Planning gave binding comments to make the site one way in and one way out which was not agreed upon by NYS DOT, traffic consultants or the board. Engineer O'Rourke noted that technical comments regarding grading were sent to Engineer Torro, but otherwise all engineering issues have been satisfied. There is no wetland disturbance, there is existing pavement which is not being increased, and drainage has been satisfied. The only remaining issue is DOT and traffic. Chairman Parise pointed out the bushes along the perimeter of the site which the board wanted preserved. Engineer O'Rourke stated it was understood that any bushes which needed to be removed would be replanted elsewhere on the site. Member DeAngelis requested some evergreens and perennials. Chairman Parise noted that synchronization of the traffic light needs to be fixed, and felt a pedestrian button on the pole for crossing would be beneficial. Engineer Craig added that the detectors for the light on Freeland Street at Hidden Creek are not functioning and need to be fixed, which would aid in traffic flow. It was agreed by all that cars can make a right turn into the site from Freeland Street, but no left turn into the site. Exiting the site to Freeland Street can be left or right. Entrance to the site from 17M can be from the left or right, however exiting onto 17M can be right turn only. A second site meeting with DOT is scheduled for 8/3/17.