

# MINUTES

**Town of Wappinger Planning Board**  
**June 1, 2009**  
**Time: 7:00 PM**

**Town Hall**  
**20 Middlebush Road**  
**Wappinger Falls, NY**

**Members Present:**

Mr. Kickham:	Member	Mr. Valdati:	Member
Ms. Leed:	Member	Mrs. Smith	Member

**Members Absent:**

Mr. Fanuele:	Chairman	Mr. Pinto:	Member
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**Others Present:**

Mr. Hobday,	Acting Engineer to the Town
Mr. Horan,	Acting Attorney to the Town
Mr. Lange,	Acting Planner to Town
Mrs. Lukianoff,	Zoning Administrator
Mrs. Roberti,	Secretary

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SUMMARIZED

**PROJECTS DISCUSSED:**

**OUTCOME**

**Public Hearing:**

Quick Cash	-Site plan approval granted.
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**Discussions:**

Kidz Town of Wappinger	-Site plan approval granted.
St. Gregory's Church	-Site plan approval granted as amended.
Chelsea Ridge WWTP	-Site plan approval granted.
Gigliotti II Subdivision	-Subdivision approval granted.
Jeff Hunt Subdivision	-Public hearing on July 6th, 2009.
Hackensack Prof. Building	-To resubmit.
Osborne Square	-To resubmit.

**Extensions:**

BVA Construction	-Accepted 6 month extension on closed PH.
Pearson Lot Line	-Granted 2 <sup>nd</sup> and final 90-day extension on subdivision approval.
Airport View Commons	-Granted 1 <sup>st</sup> 90-day extension on subdivision approval.
Hughsonville Auto Body	-Granted 2 <sup>nd</sup> 6-month extension on site plan approval.

**Mr. Valdati: Motion to approve the minutes for March 2, 2009.**  
Mr. Kickham: Second the motion.  
Vote: All present voted aye.

**Mr. Valdati: Motion to approve the minutes for May 4, 2009.**  
Mr. Kickham: Second the motion.  
Vote: All present voted aye.

**09-4039** / The Town of Wappinger will conduct a Public Hearing pursuant to Article IX, Section 240-87 of the Town Law on the application of **Quick Cash**. This is for a proposed pawn shop requiring a Special Use Permit located in a HD zoning district. The property is located at **1708 Route 9** and is identified as **Tax Grid No. 6158-02-543530** in the Town of Wappinger. (Degnan)

Present: Joe DiCandido - Owner

**Mr. Valdati: Motion to open the public hearing.**  
Mr. Kickham: Second the motion  
Vote: All present voted aye.

Mr. DiCandido: John Degnan is unable to be here this evening. I can answer any questions you might have.

Ms. Leed: Is there anyone in the audience with a comment or question on this? Hearing none.

**Mr. Valdati; Move to close the public hearing.**  
Mr. Kickham: Second the motion  
Vote: All present voted aye.

**Mr. Kickham: Motion to move the resolution as written.**  
Mr. Valdati: Second the motion.  
Roll Call: Mrs. Smith: Aye.  
Mr. Kickham: Aye.  
Mr. Valdati: Aye.  
Ms. Leed: Aye.

Mr. DiCandido: Thank you.

**09-3185 / Kidz Town of Dutchess:** To vote on a proposal for a children's daycare facility consisting of 2,200 sq. ft. of existing office space in Hark Plaza, Building 3 and including a proposed 25' X 40' fenced in playground. The property is located at **1299 Route 9** and is identified as **Tax Grid No. 6157-04-567483** in the Town of Wappinger. (Day)

Present: Mark Day - Engineer  
Danielle & Brian Canero - Owners

Mr. Day: Last time we were here the PB asked that a resolution be prepared for tonight. In the resolution there are a few points that we would like to go over. The parking requirements, we have corrected that on page two. We have added two trees and we show the refuse container. We also ask that the alter survey be utilized for the survey if that is ok with the planner.

- Mr. Lange: As long as the property lines are the same, I'm ok with that.
- Mr. Day: One issue that the owners of the plaza have asked me to bring up is the use of the barriers along the front of the property. Instead of bollards we are proposing bumper blocks.
- Ms. Leed: What's the height of them?
- Mr. Day: Eight inches above the pavement.
- Mr. Lange: Just two in front of the door.
- Ms. Leed: Yes, just two will be required.
- Ms. Leed: May I have a motion to move the resolution.**
- Mr. Valdati: So moved.
- Mr. Kickham: Second the motion.
- Roll Call: Mrs. Smith: Aye.  
Mr. Kickham: Aye.  
Mr. Valdati: Aye.  
Ms. Leed: Aye.
- Mr. Day: Thank you.

**09-3176 / St. Gregory the Theologian Orthodox Church.** To vote on a three phase expansion consisting of 2,650 sq. ft., Phase I would be for 1,800 sf for the addition of a one story Fellowship Hall. The property sits on 3.27 acres in an R-40 zoning district and is located at **1500 Route 376** and identified as **Tax Grid No. 6259-04-715115** in the Town of Wappinger. (Hibbs) (Public hearing opened and closed May 18, 2009.)

- Present: Jay Hibbs - Architect
- Ms. Leed: We have a resolution prepared for tonight. Any comments?
- Mr. Hibbs: With Phase II it allows three years to finish it after the first permit is taken out. We would like to request seven years after Phase II to complete Phase III.
- Mr. Horan: Seven years may not work.
- Mr. Lange: Eighteen months seems like the limit.
- Mr. Horan: According to Section 240-90, you have one year to pull a building permit and three years for completion. You can always come back for a re-approval.
- Discussion followed.*
- Mr. Horan: Add Section 240-90 to top of page six.

**Mr. Valdati:** **Motion to move the resolution as amended.**  
Mr. Kickham: Second the motion  
Roll Call: Mrs. Smith: Aye.  
Mr. Kickham: Aye.  
Mr. Valdati: Aye.  
Ms. Leed: Aye.

Mr. Hibbs: Thank you.

**09-3180 / Chelsea Ridge Apartments WWTP Replacement.** To vote on the replacement of the old WWTP process tankage and building. The property is located at **One Chelsea Ridge Drive** and is identified as **Tax Grid No. 6056-01-468615** in the Town of Wappinger. (Delaware Engineering)(Public hearing opened and closed May 18, 2009.)

Present: Brian Suozza - Engineer

Ms. Leed: We have a resolution for this tonight. Are there any comments or questions?

Mr. Suozza: We have added a couple of extra trees for screening.

**Mr. Kickham:** **Motion to move the resolution as written.**  
Mrs. Smith: Second the motion.  
Roll Call: Mrs. Smith: Aye.  
Mr. Kickham: Aye.  
Mr. Valdati: Aye.  
Ms. Leed: Aye.

Mr. Suozza: Thank you.

**08-5144 / Gigliotti II Subdivision:** Seeking final subdivision approval for a two lot subdivision on 44.16 acres in an R-40 Zoning District. The property is located **1287 Route 376** and is identified by **Tax Grid No. 6358-01-112963** in the Town of Wappinger. (Gillespie)(Opened & Closed PH 12-1-08)(Preliminary approval granted on January 5, 2009.)

Present: Brian Stokosa - Engineer

Mr. Stokosa: We are here seeking final subdivision approval. We have a verbal approval from the DCHD and the comments from the engineer and the planner are minor.

Ms. Leed: We have a resolution tonight for this also. Are there any questions or comments?

**Mrs. Smith:** **Motion to move the resolution.**  
Mr. Kickham: Second the motion  
Roll Call: Mrs. Smith: Aye.  
Mr. Kickham: Aye.  
Mr. Valdati: Aye.  
Ms. Leed: Aye.

**09-5149 / Jeff Hunt Subdivision:** To discuss a two subdivision on 33.94 acres in an R-40 Zoning District. The property is located **1061 Route 376** and is identified by **Tax Grid No. 6358-03-414490** in the Town of Wappinger. (Gillespie)

Present: Brian Stokosa - Engineer  
Jeff Hunt - Owner

Mr. Stokosa: This is a two lot subdivision on Route 376. There is one existing house now and they would like to create one additional building lot. The proposed house is to the west of the existing driveway and the new lot would be 2.55 acres. We have submitted plans to the DOT and the review letter from Morris Associates has no show stoppers.

Mr. Lange: The wetlands here shouldn't be a problem

Ms. Leed: Did you see the letter from FPB?

Mr. Stokosa: Yes.

Mr. Lange: Did you show the site distance on the plans.

Mr. Stokosa: Yes it is well in excess of 600 ft.

Ms. Leed: We will set your public hearing for July 6<sup>th</sup>, 2009.

Mr. Horan: Is any portion of this in the Town of East Fishkill?

*Discussion took place.*

Mr. Horan: Get the property line clarified by the public hearing.

Mr. Stokosa: Thank you.

**08-3170 / Hackensack Professional Building:** To discuss a proposed 12,000 sf office building on 2 acres in a GB Zoning District. The property is located on **New Hackensack Road** and is identified as **Tax Grid No. 6259-03-101039** in the Town of Wappinger. (Gillespie)

Present: Brian Stokosa - Engineer

Mr. Stokosa: The applicant has hired a traffic engineer and this has been forwarded to the County Planner and Planning office. We have done a drainage analysis and have scheduled a meeting with the DPW and County Planner. According to the Morris letter that seems acceptable in concept. The DCHD wants the sub surface septic under the parking and we are working with them on that. We are going through the planner's letter and at this time we are waiting for approval from the DPW.

Mr. Lange: It is quite steep in the rear and it is hard to follow the elevation.

Mr. Stokosa: We are proposing 8 ft. walls in the rear.

Ms. Leed: Submit elevations with a larger scale for clarity. At this time you are not ready for a public hearing yet.

Mr. Stokosa: Thank you, we will re-submit.

**08-3162 / Osborne Square (Formally Bank Plaza):** To discuss two new commercial buildings for a total of 16,228 sf on 2.138 acres located in an HO Zoning District. The property is located at **1145 Route 9** and is identified as **Tax Grid No. 6157-04-649068** in the Town of Wappinger. (Day)

Present: Jason Morse - Engineer  
Kevin Lund - Applicant

Mr. Morse: At the last meeting the PB agreed to the layout. Since then we have worked out all the details for review. We would like to set a public hearing if possible.

Ms. Leed: Have you gotten the truck turning lane straightened out yet?

Mr. Morse: We are working on that.

Mr. Lund: We received F. P. Clark's letter today. We have a letter from the DOT and they are authorizing us to pipe the water down Route 9.

Mr. Lange: Do you have conceptual approval from the ACOE yet?

Mr. Morse: No not yet.

Ms. Leed: There are still a lot of questions here in the Morris letter. Are they really ready for a PH?

Mr. Hobday: They can address a lot of these between now and the PH.

Mr. Kickham: I would like to have these outstanding items cleaned up first.

Mr. Morse: You want the DEC and ACOE approvals before the PH?

Mr. Lange: At least a conceptual approval.

Mr. Morse: We typically obtain those before final approval.

Ms. Leed: I think we need this cleaned up more.

Mr. Valdati: As a PB we need more answers before we invite the public in.

Mr. Morse: Ok, thank you.

**06-5120 / BVA Construction Subdivision** - The applicant is granting a 6 month extension on the closed Public Hearing before the planning board to run from June 11, 2009 through to December 10, 2009. The property is located on **Kent Road** and is identified as **Tax Grid No. 6257-02-513975** in the Town of Wappinger. (Barger ) *(The Public Hearing was closed on July 16, 2007 and the 62 day clock expired on September 16, 2007. The applicant granted an extension from September 17, 2007 through December 15, 2007, second extension to March 15, 2008, third extension to June 14, 2008, fourth to September 14, 2008 and a fifth extension to*

December 13, 2008, sixth extension to March 12, 2009 and a seventh extension to June 11, 2009.

**Mr. Valdati: Motion to accept the 6 month extension.**  
Mr. Kickham: Second the motion  
Vote: All present voted aye.

**08-5142 / Pearson Lot Line Realignment:** The applicant is seeking their second and final 90-day extension on final subdivision approval for a lot line realignment between Widmer Construction and Rick Reinheimer. The extension would start on June 15, 2009 and expire on September 10, 2009. The properties are located at **125 and 113 Widmer Road** and are identified as **Tax Grid Nos. 6258-01-149629 ( Widmer Construction ) & 112609 ( Pearson )** in the Town of Wappinger. (Day)(Received final subdivision approval on 9-15-08 & first extension granted to June 15, 2009.)

**Mr. Kickham: Motion to grant their second and final 90-day extension.**  
Mr. Valdati: Second the motion  
Vote: All present voted aye.

**08-5145 / Airport View Commons Subdivision:** The applicant is seeking their first 90-day extension for final subdivision approval for a 2 lot subdivision on 3.9903 acres in an GB zoning district. The extension would run from June 1, 2009 through August 28, 2009. The property is located at **330 Route 376** and is identified as **Tax Grid No. 6259-04-531328** in the Town of Wappinger. (Barger)(Received final approval on Dec. 1, 2008.)

**Mr. Valdati: Motion to grant their first 90-day extension.**  
Mr. Kickham: Second the motion  
Vote: All present voted aye.

**07-3144/4032 / Hughsonville Auto Body Site Plan** – The applicant is seeking their second 6-month extension on final site plan approval that was granted on December 3, 2007. This extension would begin on June 2, 2009 and expire on December 1, 2009. The property is located at **86 Old Hopewell Road** and is identified by **Tax Grid No. 6157-01-041593** in the Town of Wappinger. (Miller)(final granted on 12-3-07, 1<sup>st</sup> extension granted on Dec. 3, 2008.)

**Mr. Valdati: Motion to grant their second 6-month extension.**  
Mr. Kickham: Second the motion  
Vote: All present voted aye.

**Mr. Valdati: Motion to adjourn.**  
Mr. Kickham: Second the motion.  
Vote: All present voted aye.

The meeting ended at 8:05 p.m.

Respectfully submitted,

Barbara Roberti, Secretary  
Town of Wappinger Planning Board