



**08-5143 / Lands of Stephen & Kim Barry Subdivision:** The applicant is seeking final subdivision approval for a 3 lot subdivision and lot line realignment on 6.88 acres in an R-20/40 Zoning District. The property is located at **2486 Route 9D** and is identified as **Tax Grid No. 6157-01-283844 & 266833** in the Town of Wappinger. (Barger) (Rec'd preliminary approval on January 21, 2009.)

- Present: Richard Barger - Engineer
- Mr. Barger: We received the resolution and have a question on page 4 of 6. Why is the easement labeled as proposed?
- Mr. Gray: The map doesn't make the easement and it is not legal until it is filed in the county clerk's office.
- Discussion took place regarding the legality of the label.*
- Mr. Horan: This was the issue in the Absolute case. It was shown on the map but never filed. Based on the Absolute case I agree with Dick.
- Mr. Stolman: You won Dick, we will strike number 2 on page 4 of 6.
- Mr. Pinto: Motion to grant the resolution for final subdivision approval as amended.**
- Mr. Kickham: Second the motion
- Roll call: Mrs. Smith Aye.  
Ms. Leed: Aye.  
Mr. Pinto: Aye.  
Mr. Kickham: Aye.  
Mr. Fanuele: Aye.
- Mr. Barger: Thank you.

**06-3129 / Dr. Soot** – To discuss an amended site plan to construct a 40' X 60' storage garage on a 1.7 acre parcel in the GB zoning district. The property is located at **735 Old Route 9 No.** and is identified as **Tax Grid No. 6157-02-543900** in the Town of Wappinger. (Barger)

- Present: Steve Burns - Engineer
- Mr. Burns: We are proposing 9 parking spaces and a 40 X 60 foot storage garage. I have been asked to put screening to the north which is a Doctor's office with a drainage swale.
- Mr. Fanuele: They want screening there?
- Mr. Burns: Yes and also SWM is to be met but we are only disturbing less than a ¼ acre.
- Mr. Fanuele: What's your feeling on this David?
- Mr. Stolman: Whatever is your pleasure.

- Mr. Gray: Show us a design that it works.
- Mr. Stolman: Go with Bob's memo.
- Mr. Burns: I'll resubmit the most current map.
- Ms. Leed: Have you met the zoning requirements for the parking?
- Mr. Burns: Yes.
- Mr. Gray: What about the elevations?
- Mr. Burns: I have sunk the building 3 feet to meet the grade. *Explained what he is proposing for the board.*
- Mr. Fanuele: Bring the garage door down to meet the grade.
- Mr. Gray: What about landscaping in the front.
- Mr. Burns: We are proposing 4 Blue Spruce and 3 Holly bushes. What about the note regarding protecting every tree. If we put fences around every tree there will be no where to build it.
- Mr. Stolman: Do the best you can.
- Mr. Burns: We can do the edge of the disturbance.
- Mr. Stolman: That will be fine.
- Mr. Fanuele: Anything else? (No.) We need a resolution for this.
- Ms. Leed: We need the drainage plans first.
- Mr. Gray: Submit the drainage and then we can prepare the resolution.
- Mr. Burns: Thank you.

**07-3136 / BVM Builders Inc.:** Applicant is granting a fourth 90-day extension on the closed public hearing that took place on September 15, 2008. This fourth extension would run from August 12, 2009 through November 10, 2009. The property is located on **9D (next to Stewart's)** and is identified as **Tax Grid No. 6056-02-783920** in the Town of Wappinger. (Bodendorf)(Closed public hearing on September 15, 2008, first extension to February 2, 2009, second extension to May 14, 2009, third extension to August 12, 2009.)

- Ms. Leed:** **Motion to accept a fourth 90-day extension on the closed public hearing.**  
**Mr. Pinto:** Second the motion  
**Vote:** All present voted aye.

**08-5147 / Adams Fairacre Farms** - Seeking their first 90-day extension on final subdivision approval for the combining of 3 lots into one parcel that consist of 12.84 acres in an HB/HD Zoning District. The property is located at **152, 154 & 158 Old Post Road** and is identified as **Tax Grid Nos. 6157-04-649374/614375/649335** in the Town of Wappinger. ( Tinkelman )(LA: 10-19-07)( Final subdivision approval granted on 2-2-09)

**Mr. Pinto:** Motion to grant their first 90-day extension on final subdivision approval.  
**Mr. Kickham:** Second the motion  
**Vote:** All present voted aye.

**09-5152 / All Angels Hgts Subdivision** - To discuss an 8 lot subdivision on 20.5 acres in an R-40 Zoning District The property is located on the west side of **All Angels Hill Road** and is identified as **Tax Grid Nos. 6259-03-410112** in the Town of Wappinger. (Barger)

**Present:** Richard Barger - Engineer

**Mr. Barger:** We are looking to develop the whole lot into eight lots. The road is approved and the lots will be well and septic. We have dug test holes on 6 of the proposed lots.

**Mr. Stolman:** On the left side there are town and federal wetlands and on the right side there are federal wetlands on lot 8 shown. Shouldn't that also be a town wetland?

**Mr. Barger:** They are all federal wetlands.

**Mr. Stolman:** We will go out and look at this.

**Mr. Pinto:** Lot three looks like all wetland and buffer.

**Mr. Barger:** There is about a ½ acre. I can shift the lines since I have plenty of room. If not I will lose a lot.

**Mrs. Lukianoff:** Does lots 4,5,and 6 meet dry land requirements?

**Mr. Barger:** I will calculate them.

**Ms. Leed:** Does this area flood?

**Mr. Barger:** All the lots are up 12 to 15 feet higher then the flood elevations and out of the buffer zone.

**Mr. Fanuele:** Once you do the calculations you may lose a few lots.

**Mr. Barger:** I just want to get past conceptual. The only place for the SWM is in the buffer area.

**Mr. Stolman:** There may be a problem. We will let you know after our environmental specialist looks at this.

**Mr. Fanuele:** Resubmit with a formal application.

**Mr. Barger:** Thank you

**09-5153 / Tree Line Estates Lot Line & Subdivision** - To discuss an 9 lot subdivision and lot line re-alignment on 7.3 acres in an R-20 Zoning District The property is located on the north side of **Myers Corners Road south of Robert Lane** and is identified as **Tax Grid Nos. 6158-04-894014/6157-02-899988 (RJA Holdings) & 6157-02-911995 (Pace)** in the Town of Wappinger. (Barger)

- Present: Richard Barger - Engineer
- Mr. Barger: This is the lot behind Regina Pace’s house. This would have central sewer and wells. We will try to get into the water district.
- Mr. Fanuele: Are you giving Mrs. Pace property?
- Mr. Barger: We are not dealing with Mrs. Pace. Mr. Macho is deeding his ROW to his other lot here.
- Mr. Fanuele: The corner lot here will have three sides of his lot on streets with this road. This is too close to Robert Lane and I wouldn’t vote for that.
- Mr. Stolman: This does impinge on that corner lot.
- Mr. Barger: I can move the road down then.
- Mr. Stolman: That would be better.
- Mr. Fanuele: Even if you get DPW approval you may not get enough votes here. Can you take the building down and go through there?
- Mr. Barger: Possibly but sight distance may be a problem.
- Mr. Gray: Who would own the 45 feet then?
- Mr. Barger: If the corner piece doesn’t want it then we would give it to lot #1.
- Mr. Stolman: Will the DPW be aware that the owner of the subdivision is also the owner of the front lot?
- Mr. Barger: I can make them aware of that.
- Mr. Stolman: Ok.
- Mr. Fanuele: First get approval for the roadway and then come back with a formal submission. Make sure you are as far away as possible from Robert Lane.
- Mr. Gray: The drainage all comes down to lot 1.
- Mr. Barger: I show the drainage and the circulation on the map. I will go to the DPW and then come back. Thank you.

**Sonic:** Sonic would like to put up temporary signage at their construction site.

Mrs. Roberti: The developer and the engineer would like permission to put up signs at the construction site.

Mrs. Lukianoff: The code allows up to 25 sf and they are asking for 32 sf.

Mr. Kickham: They should stay within the code.

Mr. Pinto: I agree, 25 sf.

Mrs. Smith: 25 sf is enough.

Mr. Fanuele: If they meet the zoning then it's ok with us.

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Mr. Fanuele: I would like the planner to look into the common driveway law. There should be restrictions that the common driveways don't go past the front of buildings like in the Lands of Barry subdivision.

Mr. Horan: It is ultimately up to the PB to approve these or deny them.

Discussion took place using a map of the Lands of Barry as an example.

Mr. Fanuele: So we should take a closer look in the future at these.

**Mr. Pinto:** **Motion to adjourn.**

Ms. Leed: Second the motion.

Vote: All present voted aye.

The meeting ended at 8:20 p.m.

Respectfully submitted,

Barbara Roberti, Secretary  
Town of Wappinger Planning Board