

MINUTES

Town of Wappinger Planning Board
November 16, 2009
Time: 7:00 PM

Town Hall
20 Middlebush Road
Wappinger Falls, NY

Members Present:

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

Others Present:

Mr. Gray,	Engineer to the Town
Mr. Roberts,	Attorney to the Town
Mr. Stolman,	Planner to Town
Mrs. Lukianoff,	Zoning Administrator
Mrs. Roberti,	Secretary

SUMMARIZED

PROJECTS DISCUSSED:

OUTCOME

Discussions:

MJD & Sons, Inc.	-Public Hearing on December 7, 2009.
MegTam Subdivision	-Granted Final Subdivision approval.
Riverbend @ WF	-Approval site plan for signage.

Extensions:

Wappinger Farm Estates	-Granted 6 month extension on prelim. subd. approval.
Henshaw Subdivision	-Granted second & final 90-day ext. on final subd.
Hughsonville Auto Body	-Granted 6 month extension on site plan approval.

Miscellaneous:

2010 Meeting Dates	-Approved.
Wappinger Gardens Re-zone	-To send letter to town board.

04-3082 / MJD & Sons: - To discuss amending their site plan and to add a Phase 1A component for parking of construction equipment. The project is located on **Airport Drive** and is identified as **Tax Grid No. 6259-04-647405** in the Town of Wappinger. (Povall)

Present: Bill Povall Engineer
Mike DeVitto Applicant

Mr. Povall: Do we need a 911 address?

Mr. Gray: You might need one, talk to the FPB.

Mr. Povall: We did a SWM plan and added swales and a oil/water separator. That is the extent of the changes.

Mr. Gray: We looked at the SWM plan in our review. Bill do you need a DEC permit for the fuel tank?

Mr. Povall: No, not if it is less than 1100 gallons. We will address Mark Liebermann's remarks for a permit from the town.

Mr. Gray: We have mostly housekeeping items. The most important is the SWM.

Mr. Stolman: One very important comment is to note that the driveway will be paved. You can schedule a PH for December 7th and we will have a resolution ready.

Mr. Fanuele: Fine. Your PH will be on December 7th.

Mr. Povall: Thank you.

04-5093 / Meg Tam Subdivision – To vote on final approval for a 8 lot subdivision on 90 acres in an R-80 zoning district. The property is located between **Smithtown Road** and **Cooper Road** is identified as **Tax Grid No. 6156-02-978818** in the Town of Wappinger. (Povall) (PH: 1-19-05)(Closed PH 3-17-08)(Preliminary Approval granted on 4-21-08)

Present: Bill Povall Engineer
Richard Cantor Attorney

Mr. Stolman: We have received a memo from Mark Liebermann regarding the pull offs for the driveways. He must not be aware that they are 18 feet wide Bill.

Mr. Cantor: Does the FPB need to sign off on this?

Mr. Stolman: It's boiler plate.

Mr. Cantor: Can we have the minutes reflect that no pull offs are necessary since the road is 18 feet wide.

Mr. Stolman: That's fine.

Mr. Valdati: Motion to move the resolution as written.

Ms. Leed: Second the motion.

Roll call: Mrs. Smith: Aye.
Ms. Leed: Aye.
Mr. Kickham: Aye.
Mr. Valdati: Aye.
Mr. Fanuele: Aye.

Mr. Povall: Thank you.

09-3194.1/ Riverbend at Wappinger Falls – To discuss signage placed on Myers Corners Road. Signage will be in the DCDOT ROW.

Present: John Furst Attorney

Mrs. Smith: Will this be replacing the existing sign that is there?

Mr. Furst: Yes that was just a temporary announcement sign. That will come down once all the units are rented.

Mrs. Smith: Where is the new sign in relation to that one?

Mr. Furst: *Explained for the board where the new sign would be placed. I can't see the need for the current sign but I can't speak for my client.*

Mr. Fanuele: We can make that a condition of the resolution that the existing sign be taken down.

Mr. Roberts: You can refer to the village PB that no further signs be allowed there.

Mr. Kickham: The DC Planning office seems confused with your lighting plan.

Mr. Furst: They will be placed in the shrubs.

Discussion took place regarding the lighting.

Mr. Stolman: Perhaps two lights on each side, down lit and shielded @ 75 watts.

Mr. Furst: Any other comments?

- Mr. Fanuele: Also the condition that the other sign comes down.
- Mr. Roberts: If that sign is in the village we can't enforce that.
- Mr. Valdati: But we can send a letter to the village.
- Mr. Furst: Mr. Carlo Cardaro is here from Riverbend and he has agreed to remove the sign and have 2 lights @ 75 watts each on each side and they will be down lit.
- Mr. Stolman: We will also need that shown on the plans.
- Mr. Valdati: Motion to move the resolution as amended.**
- Mr. Kickham: Second the motion
- Roll call: Mrs. Smith: Aye.
Ms. Leed: Aye.
Mr. Kickham: Aye.
Mr. Valdati: Aye.
Mr. Fanuele: Aye.
- Mr. Furst: Thank you.

05-5110 / Wappinger Farm Estates. The applicant is requesting their fifth extension for preliminary approval for 6 months for a 19 lot subdivision on 60.620 acres. The extension would start on January 1, 2010 and expire on July 1, 2010. The property is located on **Robinson Lane** and is identified as **Tax Grid No. 6459-03-110235** in the Town of Wappinger. (M. White)(PH: 2-6-06 Closed PH 3-19-07 / LA: 9-19-05)(Granted Re-Zone 12-26-07 /Preliminary granted 1-7-08, first extension Jan.2, 2009, second on Feb, 2, 2009 and third July 2, 2009, fourth to January 1, 2010)

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

07-5128 / Henshaw Subdivision –Asking for their second and final 90-day extension on final subdivision approval on a 3 lot subdivision on 19.4 acres in an R-40 Zoning District. This extension would run from November 30, 2009 through February 28, 2010. The property is located at **425 All Angels Hill Road** and is identified as **Tax Grid No. 6357-03-088161** in the Town of Wappinger. (Bodendorf) (The public hearing opened and closed on May 21, 2007 and Preliminary Subdivision approval was granted on June 4, 2007, Final approval on May 19, 2008. Received amended final approval on February 2, 2009 and first 90-day extension on August 17, 2009.)

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

07-3144/4032 / Hughsonville Auto Body Site Plan – The applicant is seeking their third 6-month extension on final site plan approval that was granted on December 3, 2007. This extension would begin on December 1, 2009 and expire on

June 1, 2010. 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, 1st extension granted on Dec. 3, 2008, second extension granted on June 1, 2009.)

Mr. Valdati: **Motion to grant their third 6 month extension for site plan approval.**
Mr. Kickham: Second the motion
Vote: All present voted aye.

Approve Meeting Dates for 2010.

Mr. Fanuele: **Motion to approve the meeting dates for 2010.**
Mrs. Smith: So moved.
Mr. Kickham: Second the motion
Vote: All present voted aye.

Wappinger Gardens Rezoning Application - To discuss a recommendation to the Town Board.

Present: Mike Gillespie Engineer
 John O'Donnell
 Stuart Markowitz Architect
 Michael Bennett

Mr. Roberts: This project has been submitted to the TB for a re-zone. The TB has authorized us to meet with them in regards to extending the water lines to this property and to also run the main force on Route 9D. Both proposals are extensive and complicated.

Mr. Gillespie: This property was formally the Crawford Estates Subdivision for 9 lots that got caught up in the moratorium. We have made a presentation to the TB and they have referred us to you.

Mr. Markowitz: This will be an adult residential community with 185 individual units and 145 assisted/memory units. We will need the property re-zoned by the TB to be able to move forward. This will also require some subdividing because of financing only to separate out the residential housing from the assisted living. We are seeking federal mortgage insurance.

Ms. Leed: Will this be income limited?

Mr. Markowitz: No. This will be on 47 acres, with 3 story buildings

Presentation given as to what would be included in this project.

Mr. Fanuele: Are there other units nearby that you have done?

- Mr. Bennett: We could give you footprints of other projects.
- Mr. Gary: *Gave presentation regarding what would be involved with bringing water and sewer to the site.*
- Mr. Gillespie: Central water and sewer is critical to this project. Not only will this benefit this project but also other areas of the town. At this point we need to sit down with Camo, Bob and Tri-Muni.
- Mr. Valdati: A study needs to be done regarding traffic, impervious surfaces and anything that affects the environment.
- Mr. Stolman: You cannot make a definitive recommendation without an EAF study.
- Mr. Gillespie: We have only made a formal re-zone application to the TB at this time. We are really here informally to just show you a concept.
- Mr. Stolman: Whoever has Lead Agency will control this project.
- Mr. Markowitz: I believe the TB wanted to know if the PB would support a project like this.
- Mr. Valdati: I'm in favor of this. The PB does this everyday and we should be lead agency over this project.
- Ms. Leed: I'll Second the motion.
- Mr. Fanuele: We are in favor so far conceptually and will send a memo to the TB.
- Mr. Gillespie: Thank you.
- Mr. Valdati: Motion to adjourn.**
Mr. Kickham: Second the motion.
Vote: All present voted aye.

The meeting ended at 8:45 p.m.

Respectfully submitted,

Barbara Roberti, Secretary
Town of Wappinger Planning Board