

MINUTES

Town of Wappinger Planning Board
January 5, 2010
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
Ms. Brown,	Acting Planner to Town
Mrs. Roberti,	Secretary

SUMMARIZED

PROJECTS DISCUSSED:

OUTCOME

Public Hearing:

Friendly Motorcars	-To be republished for January 20, 2010.
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Discussions:

Tree Line Estates Subdivision	-To resubmit.
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Miscellaneous:

Bre-Del Enterprises	-To resubmit.
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Extensions:

Lands of Barry	-Granted first 90-dy extension on final subdivision approval.
La Fonda Del Sol	-Granted second 6 month extension on site plan approval.
Bre-Del Enterprise	-Granted second 6 month extension on site plan approval.

Conceptual:

Baldwin Distribution Center	-To submit site plan application.
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09-3191/4040 The Town of Wappinger will conduct a Public Hearing pursuant to Article IX, Section 240-87 and Article VIII, Section 240-46 of the Town Law on the application of **Friendly Motorcars**. The applicant is seeking approval of amending their site plan for a 18,171 sf addition, 44 additional parking spaces and renovations to the existing dealership which is located on 5 acres in an HB Zoning District. The property is located at **134 Old Post Road** and is identified as **Tax Grid No. 6157-04-633403** in the Town of Wappinger. (Swartz)

Mr. Fanuele: This project was not properly published in the newspaper. We will put this on the January 20th, 2010 agenda for their public hearing. The public will be notified again by certified mail, we are sorry for any inconvenience.

09-5153 / Tree Line Estates Lot Line & Subdivision - To discuss an 9 lot subdivision and lot line re-alignment on 5.84 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** in the Town of Wappinger. (Barger)

Present: Steve Burns - Engineer

Mr. Burns: We are here for a subdivision of 9 lots on 5.84 acres.

Mr. Fanuele: I have a question on the roadway.

Mr. Burns: The only way out is here and the DPW have given us their approval. There will be water and sewer brought into the project with a 12 ft. easement which is adequate for the line. The SW will exit via Patti Place. This is a dead end with a wetland.

Mr. Roberts: Who owns the easement?

Mr. Burns: The applicant does and we will widen it to 20 feet with fee ownership.

Mr. Fanuele: So you will use Patti Place for drainage?

Mr. Burns: Yes.

Mr. Fanuele: Regarding Clark's letter, are there any issues with the comments?

Ms. Brown: We want to make sure that those two lots in front don't become non-conforming.

Mr. Fanuele: I have a question with Graham's letter.

Mr. Gray: Graham is looking at the slope.

- Mr. Fanuele: You are giving the backyards of three existing lots a roadway. Shouldn't there be a tree line?
- Mr. Burns: We will add some white pines along here.
- Mr. Fanuele: Put the housekeeping items together and then we'll set a public hearing.
- Mr. Roberts: The engineer's report suggests maintenance agreements for lots 6 & 9. We should form a drainage district.
- Mr. Gray: We'll get Graham involved in that.
- Mr. Burns: Thank you.

08-3160 / Bre-Del Enterprises (Ciraolo): To clarify compliance issues on site plan approval for the construction of a one/two story office building in an NB zoning district on .678 acres. The property is located at **210 New Hackensack Road** and is identified as **Tax Grid No. 6259-02-508806** in the Town of Wappinger. **(Barger)**

- Present: Steve Burns - Engineer
- Mr. Burns: The issue here is the permit with the DEC. We have grading within 50 feet of the creek and we have sent the paperwork in and are waiting for the permit.
- Ms. Brown: It was received on December 24, 2009, the application.
- Mr. Gray: You don't have a notice of complete application yet, right?
- Mr. Burns: No not yet.
- Mr. Fanuele: Ok, we will wait for the response.
- Mr. Burns: Thank you.

08-5143 / Lands of Stephen & Kim Barry Subdivision: –Asking for their first 90-day extension on final subdivision approval on a 3 lot subdivision and lot line re-alignment on 6.88 acres in an R-20/40 Zoning District. This extension would run from January 15, 2010 through April 14, 2010. 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 and Final Subdivision approval on July 20, 2009.)

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

05-3116/ La Fonda Del Sol –Seeking their second six month extension for final site plan approval for a revised site plan for a restaurant, retail space and a stand alone bank totaling 27,225 sf in an HB zoning district.. This extension would begin on January 15, 2010 and run through June 14, 2010. The property is located on the corner of **Old Hopewell Road & Old Route 9** and is identified as **Tax Grid No. 6157-02-542585** in the Town of Wappinger. (**Day**) (PH: 2-6-06 / LA: 1-17-06)(Closed PH 3-3-08, received an extension from the applicant to November 5, 2008.)(Received final site plan approval on July 21, 2008. First 6 month extension granted to January 15, 2010.)

Mrs. Smith: Motion to grant their second six month extension on final site plan approval.
Mr. Kickham: Second the motion.
Vote: All present voted aye.

08-3160 / Bre-Del Enterprises (Ciraolo): Seeking their first 6 month extension on final site plan approval for the construction of a one/two story office building in an NB zoning district on .678 acres. This extension would begin on January 21, 2010 and expire on June 20, 2010. The property is located at **210 New Hackensack Road** and is identified as **Tax Grid No. 6259-02-508806** in the Town of Wappinger. (**Barger**) (Lead Agency sent out on September 19, 2008.)(Opened & Closed PH 12-1-08)(Final Site Plan approval granted on January 21, 2009.)

Mr. Valdati: Motion to grant their first 6 month extension on final site plan approval.
Mr. Kickham: Second the motion.
Vote: All present voted aye.

09-3196 / Baldwin Distribution Center: To discuss a proposed site plan to construct a 24,000 sq. ft. (100' X 240') building consisting of 14,400 sq. ft. for a shop/storage and 9,600 sq. ft. for an office on 18.52 acres in an AI zoning district. The property is located on **Airport Drive** and is identified as **Tax Grid No. 6259-04-908414** in the Town of Wappinger. (**Povall**)

Present: Bill Povall - Engineer
Robert Buyakowski - Applicant

Mr. Povall: This is a conceptual site plan. This is 117 acres at the end of Airport Drive. We will be subdividing off 18.52 acres for this. We have a lot of interest in this site for truck parking. The building we are proposing will have temporary storage for materials and it will have 96 spaces for trucks. The building will be a warehouse with overhead doors in the rear.

Mr. Fanuele: Will all the trucks be leaving every day?

Mr. Povall: Yes.

Mr. Fanuele: Won't that cause trouble on Route 376 with the traffic?

- Mr. Povall: They will not all be leaving at the same time. This facility will accommodate a lot of companies showing interest. We intend to build it and then lease it out.
- Ms. Leed: Then you will need spaces for the drivers who come to work.
- Mr. Povall: We have 64 parking spaces for employees and 96 spaces for trucks.
- Ms. Leed: How big will the office be?
- Mr. Povall: 9,600 sq. ft.
- Mrs. Smith: Do you have someone interested right now?
- Mr. Povall: Yes.
- Mr. Gray: You may need a traffic study. I'm sure the DOT will be interested.
- Mr. Povall: There isn't a lot of traffic on Airport Drive.
- Mr. Gray: Will this road be kept private until it's all developed?
- Mr. Povall: No we would like to donate it to the town asap.
- Ms. Leed: Are there residents there?
- Mr. Povall: Off of Smithtown Road but the property slopes down here a lot.
- Mr. Gray: This should be referred to Ed Rose at the airport.
- Mr. Valdati: What will the material be for the building?
- Mr. Povall: Metal like the others out there.
- Mr. Fanuele: My concern is traffic.
- Mr. Valdati: And pollution control for the air quality and the noise.
- Ms. Leed: Yes and the buffer.
- Mr. Povall: May I submit a site plan?
- Mr. Valdati: Yes.
- Mr. Gray: Have something included from the DOT with the application.

Ms. Leed: Will someone look into air quality? Who checks on that? I would like an air quality study.

Mr. Roberts: Will there be any fuel storage there?

Mr. Povall: Not at this time. Thank you.

Mr. Fanuele: What's happening with the Swenson grading?

Mr. Gray: They are working with the Cooperative Extension in Millbrook. According to Tania's determination, no grading permit is needed due to them being in an AG district.

Mr. Fanuele: With the new year here we need to have a vice-chairman.

Mr. Kickham: I motion to nominate Marsha Leed.

Mr. Valdati: Second the motion.

Vote: All present voted aye.

Mr. Kickham: Motion to adjourn.

Mr. Fanuele: Second the motion.

Vote: All present voted aye.

The meeting ended at 8:10 p.m.

Respectfully submitted,

Barbara Roberti, Secretary
Town of Wappinger Planning Board