

MINUTES

Town of Wappinger Planning Board
March 15, 2010
Time: 7:00 PM

Town Hall
20 Middlebush Road
Wappinger Falls, NY

Members Present:

Mr. Fanuele:	Chairman	Mr. Kickham:	Member
Ms. Leed:	Member	Ms. Bettina:	Member
Mr. Valdati:	Member		

Members Absent:

Mrs. Smith:	Member
Mr. Malafronte	Member

Others Present:

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

SUMMARIZED

PROJECTS DISCUSSED:

OUTCOME

Discussions:

Hackensack Prof Building	-To resubmit.
WCSD Bus Parking	-To resubmit. Circulate for Lead Agency.
D. C. Pistol Assoc.	-To resubmit. Sent letter to TB and ZBA.
Chelsea Farm Subdivision	-To resubmit. Circulate for Lead Agency.

Extensions:

United Rentals	-Approved extension to April 7 th only.
DCH Auto Group	-Granted extension to September 15, 2010.

Miscellaneous:

Riverbend II @ WF	-Send letter to PB & VB of V of WF.
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08-3170 / Hackensack Professional Building: To discuss a proposed 11,981 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: Mike Gillespie Engineer

Mr. Gillespie: This is a professional office building just under 12,000 sf. The entry will be at grade level and then the building rises. The second floor entry is in the rear. There is a large easement to the easement to the south and we are working on a traffic analysis. We have a conceptual approval from the DPW with comments. We will have to do some grading in the easement and we will obtain a license from Central Hudson first. *Showed elevations in color to the PB.* We are not proposing any large signs on the building as this will be a professional office building. We will need to have some retaining walls. *Explained to the PB the extent of the retaining walls.*

Mr. Fanuele: What is the height of the retaining walls?

Mr. Gillespie: 7' to 8' on the side.

Mr. Stolman: Is the driveway from the adjoining property going to be routed through this?

Mr. Gillespie: Yes. Next door is Nick DeLuccia's site and he originally owned this, so it is part of the agreement in the sale of the new property.

Mr. Stolman: He will need site plan approval for that. He also has access out to Bill Horton Way. If he doesn't need that he may want to abandon that.

Mr. Gillespie: Is that going to be just a site plan for the driveway?

Mr. Stolman: We can keep it to a reasonable minimum.

Mr. Gillespie: We have been here three times and that never came up before.

Mr. Gray: Check the site plan.

Mr. Stolman: Bob will look at the retaining walls.

Mr. Fanuele: What are you going to do with the traffic light?

Mr. Gillespie: We are in the middle of the traffic design right now. Thank you.

10-3197 / WCSD Centralized School Bus Parking – Phase II– To discuss an amended site plan to centralize the school bus parking for WCSD with 160 school buses used to transport students on a 23.97 acre parcel in the AI zoning district. The property is located at **160 Airport Drive**, and is identified as **Tax Grid No. 6259-04-815490** in the Town of Wappinger. (Povall)

Present: Bill Povall Engineer
Michelle Maloney Applicant

Mr. Povall: We are here for Phase II of the project. We showed you this at the conceptual. This is for 160 buses in total. 129 buses will go out each morning and 133 go out in the afternoons. We have hired a traffic consultant and so far the traffic light is not warranted. The school district also did an air study which I will forward to you regarding air quality.

Ms. Leed: How far away is the closest residence?

Mr. Povall: Around 250 feet to the closest residence. There is a berm with evergreens and a wooded area.

Ms. Leed: How high is the berm?

Mr. Povall: About 6 ‘ to 8’ high.

Mr. Valdati: What are the county’s thoughts on the septic to accommodate the drivers?

Mr. Povall: There are 50 full time employees which is not a lot of use each day.

Mr. Gray: The DCHD will have to approve that.

Mr. Stolman: Relative to the last approval will there be any maintenance done there?

Mr. Povall: Only minor maintenance. The building will be used for DOT inspections.

Mr. Stolman: Will you be washing buses there?

Mr. Kardasish: There will be no major washing, just pressure washing the windows without soap.

Mr. Stolman: Put together what will occur on the site. It’s good to hear we will be getting the traffic and air quality studies.

Mr. Fanuele: Where do you fuel the buses?

Mr. Kardasish: At the Fishkill Plains terminal or the main depot.

- Mr. Valdati: In terms of the ACOE, what about interception of oil and pollutants?
- Mr. Gray: In our letter we address drainage as a whole and oil/water separators.
- Mr. Kickham: Were there over 150 buses out there when they did the air quality study?
- Mr. Povall: The analysis was done with 5 buses running at a time.
- Discussion took place regarding study.*
- Mr. Povall: Can we circulate for Lead Agency?
- Mr. Stolman: Yes. Have the air quality report done before the PH.
- Mr. Valdati: Motion to circulate for Lead Agency.**
- Mr. Kickham: Second the motion.
- Vote: All present voted aye.

09-3195 / Dutchess County Pistol Assoc.: To discuss a positive recommendation to go to the Town Board and the ZBA for an amended site plan for a new 162 ft. X 62 ft. building to cover the existing pistol range for use in inclement weather on 14.26 acres in an R-40 zoning district. The property is located at **49 St. Nicholas Road** and is identified as **Tax Grid No. 6258-01-290900** in the Town of Wappinger. (Barger)

- Present: Steve Burns Engineer
- Mr. Burns: Can we ask for a letter of recommendation to the TB and the ZBA from this board?
- Mr. Gray: Change the line for the road.
- Mr. Roberts: Within the shaded area show the edge of the pavement. The title goes to the stonewall and the Town usually takes 25 ' to the center line on each side. Since that would leave the parking lot on land owned by the town we are only going to ask for the line to here.
- Mr. Valdati: Motion to send a letter of recommendation to the TB and ZBA.**
- Mr. Kickham: Second the motion.
- Vote: All present voted aye.

10-5155 – Chelsea Farm Subdivision: To discuss a proposed 18 lot subdivision in an R-40/80 zoning district on 186.8 acres. This parcel is located on **Chelsea Road (County Route 92) & North River Road** and is identified as **Tax Grid No. 6056-01-138527 (102.7 acres) & 6056-01-190688 (84.1 acres)** in the Town of Wappinger. (Koehler)

Present: Dan Koehler Engineer
David Silver Applicant

Mr. Koehler: We had been here for a conceptual a while ago. This is two parcels for a total of 187 acres between River Road & Chelsea Road. This also has frontage on the river. We have outlined the wetlands and added the 100 foot buffer. We show 16 lots sort of clustered on the top and the last two lots are large estate size lots. We show the floodplains associated with streams here that flow into the river. We are not seeking a floodplain permit since there will be no impact. We have done test pits for the septic approvals on the 16 lots. The bottom two lots will need fill. There are some grading issues with Chelsea Road with steep vertical grades. *Discussed grading with the PB.* We have had many discussions with the DPW and they are on board with the proposed improvements. The surveyor feels the road is 25 feet from the centerline and is inherent with the road.

Mr. Roberts: This is a highway by use but we have no formal dedication. Town Law states the highway by deed is 50 feet. Maybe the applicant would consider deeding road frontage to the town.

Mr. Koehler: I don't think that will be a problem.

Ms. Leed: What happens to the land not carved?

Mr. Koehler: Could be donated to the town or to Scenic Hudson.

Mr. Silver: About 140 acres of this land is steep slopes and wetlands.

Mr. Koehler: Can we circulate for Lead Agency?

Mr. Stolman: Yes. Make sure each lot confirms to bulk dry area.

Mr. Koehler: Chazen's delineated in 2005 and received their JD from the ACOE, it expires in June 2010.

Mr. Stolman: Get something from the ACOE that they are ok with the JD expiring.

Mr. Koehler: The habitat assessment is also under way as well as the DEC determination.

Mr. Fanuele: The land you are going to donate, maybe the county would like some.

Mr. Gray: What about the boat and trailer parking?

Mr. Koehler: We have provided land by the boat launch.

- Mr. Gray: Some of the wells are in the buffer.
- Mr. Roberts: Talk to Ralph Holt regarding recreation for some of the land.
- Mr. Koehler: We will move forward with the Lead Agency and resubmit. Thank you.

08-3149/4034 - United Rental Site Plan: PB granted temporary extension to March 17, 2010, seeking applicant's reason for additional extension. The site plan was approved on March 2, 2009. This extension would begin on March 1, 2010 and run through March 17, 2010. The property is located at **1344 Route 9** and is identified as **Tax Grid No. 6157-02-624589/627012** in the Town of Wappinger. (Gillespie) (PH closed on January 5, 2009.)(Final granted on 3-2-09)

- Present: Mike Gillespie Engineer
- Mr. Gillespie: We received approval about one year ago. We sent the maps out for signature last July but the client dragged their feet. Now with only two weeks granted for the extension they are ready to move. We have had two discussions in the last two weeks and I told them I needed a commitment for a time frame for the PB tonight.
- Mr. Kickham: These are minor housekeeping items.
- Mr. Gillespie: I figure they need 45 days to complete this.
- Mr. Roberts: We need a written commitment from them. Screening is of primary importance.
- Mr. Valdati: I appreciate your presentation but I also need it in writing.
- Mr. Gillespie: I will work to get the plans signed and will get back to you by April 5th with a letter.
- Ms. Leed: Motion to grant another extension to April 7th, 2010.**
- Mr. Valdati: Second the motion.
- Vote: All present voted aye.

08-3163 / DCH Auto Group Service Center & Showroom – Seeking their first 6 month extension for final site plan approval to begin on March 16, 2010 and run through September 15, 2010. Site Plan and SUP approval was for a 52,848 sf, 2-story combined showroom and service facility. Across the street they are also proposing the use of the 2 existing lots for parking. The property is located at **1349 Route 9 & 635 Old Route 9 No.** and is identified as **Tax Grid Nos. 6157-02-585606/589645/558657/553706** in the Town of Wappinger. (Paggi) (LA sent 10-9-08)(Opened PH 1-21-09/Closed PH 2-2-09)(Final site plan approval granted on March 16, 2009.)

- Ms. Bettina :** Motion to grant an extension for six months.
- Mr. Kickham: Second the motion.

Vote: All present voted aye.

Riverbend II @ Wappinger Falls

Present: John Furst Attorney

Mr. Furst: According to Village law they don't need a PH on site plans.

Mr. Roberts: The town wants to comment on this. Victor we need to send a letter to the Chair of the Village PB and ZBA and also a copy to the Village Mayor. After what happened with Sonic I strongly recommend it.

Mr. Fanuele: Al we will let you put the letter together for us.

Ms. Bettina: **Motion to send the letter.**

Mr. Valdati: Second the motion.

Vote: All present voted aye.

Mr. Furst: *Showed colored elevations to the PB of the Riverbend project. Described the entire project for the board.*

Mr. Valdati: **Motion to go into executive session.**

Mr. Kickham: Second the motion

Vote: All present voted aye.

Ms. Leed: **Motion to come out of executive session.**

Mr. Kickham: Second the motion

Vote: All present voted aye.

Ms. Leed: **Motion to adjourn.**

Mr. Kickham: Second the motion.

Vote: All present voted aye.

The meeting ended at 9:40 p.m.

Respectfully submitted,

Barbara Roberti, Secretary
Town of Wappinger Planning Board