

MINUTES

Town of Wappinger Planning Board
April 5, 2010
Time: 7:00 PM

Town Hall
20 Middlebush Road
Wappinger Falls, NY

Members Present:

Mr. Fanuele:	Chairman	Ms. Leed:	Member
Ms. Bettina:	Member	Mr. Valdati:	Member
Mr. Malafronte	Member	Mrs. Smith:	Member

Members Absent:

Mr. Kickham: 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:

Friendly Motorcars -To resubmit.

Miscellaneous:

Villa Borghese -To resubmit sketches of parking deck.

Extensions:

United Rentals -Approved extension to April 19th only.

Zeller Subdivision -Granted extension to June 14, 2010.

Lands of Barry -Granted extension to July 15, 2010.

Conceptual:

Performance Motors -Sent to ZBA with a recommendation.

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

Mr. Valdati: **Motion to approve the minutes for November 16, 2009.**
Ms. Leed: Second the motion.
Vote: All present voted aye.

Mr. Valdati: **Motion to approve the minutes for January 20, 2010.**
Ms. Leed: Second the motion.
Vote: All present voted aye.

Mr. Valdati: **Motion to approve the minutes for February 1, 2010.**
Ms. Leed: Second the motion.
Vote: All present voted aye.

09-3191/4040 / Friendly Motorcars: To discuss 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)(PH opened 1-20-10/Closed 3-1-10)(LA 11-12-09)

Present: Don Swartz - Architect
 Michael Ostrow - Applicant
 Mark Kornhaas - Engineer

Mr. Fanuele: I would like an update on the water issues in the rear.

Mr. Gray: We went out twice to see Mrs. Pearson’s property. With all the rain the water was well onto her property. The pipe on Adams should take the water south and we have asked Adams engineer to lower the pipe. Mike Ostrow has committed to prepare a swale on Mrs. Pearson’s property if Adams pipe does not correct the problem.

Mr. Fanuele: Do we have a time table for when this will happen?

Mr. Augello: I am the construction manager for Adams. We are all hoping for three weeks but not longer than 6 weeks.

Mr. Fanuele: When will we know if this works?

Mr. Gray: Every inch we lower the pipe, it helps.

Mr. Stolman: We have a backup plan, right?

- Mr. Gray: Yes, a swale on Mrs. Pearson's property.
- Mr. Fanuele: Ok, we will wait 3 to 6 weeks to see if the difference is significant.
- Mr. Stolman: The PB had asked us to take a hard look at landscaping we suggest 8 additional trees and a few other items.
- Mr. Valdati: Motion to authorize a David to prepare a resolution but also have the applicant resubmit plans.
- Mr. Ostrow: Thank you.

08-3153 / Villa Borghese – To discuss a parking deck on current gravel area shown on map dated November 3, 2009. The property is located at **70 Widmer Road** and is identified as **Tax Grid No. 6158-02-880530** in the Town of Wappinger. (Fiorese)

- Present: Gino Porco - Applicant
- Mr. Porco: I would like to extend my parking lot with a raised parking deck.
- Mr. Fanuele: Right now it slopes down, so by raising the deck the water will be changed and they can control it.
- Mr. Valdati: How high will it be?
- Mr. Porco: 4 to 10 feet high.
- Mr. Malafronte: You will need snow load studies.
- Mr. Porco: Yes we will do that with the engineering. It will have about 39 spaces and be 200 feet long and 40 feet wide.
- Mr. Gray: The drainage will need to be treated according to SWPPP.
- Mr. Fanuele: Resubmit with sketches.
- Mr. Porco: Thank you.

08-3149/4034 - United Rental Site Plan: PB granted a temporary extension to April 7, 2010 to allow applicant to finish comments on resolution of approval. The applicant is seeking an additional 2 month extension to allow maps to be signed. The extension would begin on April 7, 2010 and expire on June 6, 2010. The site plan was approved on March 2, 2009. 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: Michael Gillespie - Engineer

Mr. Gillespie: I would like to ask the board for another two week extension. We are almost done with the comments.

Mr. Valdati: Motion to extend the temporary extension to April 19, 2010.

Ms. Bettina: Second the motion.

Vote: All present voted aye.

09-5150/ Zeller Subdivision: –Asking for their first 90-day extension on final subdivision approval on a 3 lot subdivision on 16.124 acres in an R-40 Zoning District. This extension would run from April 15, 2010 through June 14, 2010. The property is located on the **NE – NW side of Maloney Road** and is identified as **Tax Grid No. 6259-02-840815** in the Town of Wappinger.. (**Barger**) (Rec'd Final Subdivision approval on October 19, 2009.)

Mr. Valdati: Motion to grant first extension to June 14, 2010.

Ms. Bettina: Second the motion

Vote: All present voted aye.

08-5143 / Lands of Stephen & Kim Barry Subdivision: –Asking for their second and final 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 April 13, 2010 through July 15, 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.)(First 90-day extension granted on 1-15-10)

Mr. Valdati: Motion to grant first extension to July 15, 2010.

Ms. Bettina: Second the motion

Vote: All present voted aye.

10-3200 / Performance Motors – To discuss amending their site plan to replace an existing structure with a new more functional building. The property is located at **1401 Route 9** and is identified as **Tax Grid No. 6157-02-598726** in the Town of Wappinger. (DiNonno)

Planning Board has given their recommendation to the Zoning Board of Appeals. A letter will be sent to the ZBA recommending a variance for a replacement structure for Performance Motors.

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

The meeting ended at 9:20 p.m.

Respectfully submitted,

Barbara Roberti, Secretary
Town of Wappinger Planning Board