

MINUTES

Town of Wappinger Planning Board
May 3, 2010
Time: 7:00 PM

Town Hall
20 Middlebush Road
Wappinger Falls, NY

Members Present:

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

Members Absent:

Ms. Bettina:	Member
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Others Present:

Mr. Gray,	Engineer to the Town
Mr. Roberts,	Attorney to the Town
Mr. Stolman,	Planner to Town
Ms. Corrado,	Conflict Attorney to the Town
Mrs. Roberti,	Zoning Administrator

SUMMARIZED

PROJECTS DISCUSSED:

OUTCOME

Discussions:

Wappinger Gardens	-Lead Agency declared. Scoping session set for June 7 th , 2010.
Dr. Soot	-To vote on resolution, May 17 th , 2010.

Extensions:

Meg Tam Subdivision	-Approved 1 st 90 day extension to August 11, 2010.
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Conceptual:

Hudson's Ribs and Fish	-To resubmit for May 17 th , 2010.
The Fit Squad, Inc	-Resubmit.

Executive Session:

Mr. Kickham: Motion to go into executive session for legal consultation for Wappinger Gardens.
Mr. Malafronte: Second the motion.
Vote: All Present voted aye.

Mrs. Smith: Motion to come out of executive session.
Ms. Leed: Second the motion.
Vote: All Present voted aye.

10-3201 / Wappinger Gardens Development: To declare Lead Agency and to discuss their site plan for assisted living/memory care facilities and an independent living development on approximately 50 acres in an R-40/80 Zoning District. The property is located on **Route 9D** and is identified as **Tax Grid No. 6057-04-898012** in the Town of Wappinger. (Gillespie)

Present: John O'Donnell - Partner
Michael Barnett - Partner
Michael McCormick - Architect

Mr. Stolman: Site plan has been submitted. Lead Agency was sent out in March. The draft scoping has been sent out and the DEIS will be drafted after the scoping session.

Mr. Valdati: Motion to declare the planning board as lead agency.
Ms. Leed: Second the motion.
Vote: All Present voted aye except Mr. Malafronte who voted nay.

Mr. Fanuele: We will set the scoping session for June 7th, 2010.
Mr. Kickham: Second the motion.
Vote: All Present voted aye.

Mr. Valdati: At the next meeting we will vote on which attorney will represent the PB.

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)(Richardson)(Sarcone)

Present: John Sarcone - Attorney
Steven Burns - Engineer
Mr. Doran - Applicant

Mr. Sarcone: *Went over submitted project for the PB. I would like the PB to consider this map as the final site plan.*

Mr. Fanuele: We spoke with your engineer last year about changes and he never came back.

Mr. Burns: The changes you are talking about were before Mr. Sarcone came on board.

Mr. Stolman: In my memo dated January 29, 2010 we spoke about items that still need to be done.

Mr. Sarcone: There are no legal standings for him to remove the trailer.

Discussion continued regarding the trailer on the property and the reasons that this project has taken so long.

Mr. Valdati: Motion to authorize a resolution assuming all the comments from the engineer and planner are adhered to.

Mr. Malafronte: Second the motion.

Vote: All Present voted aye.

Mr. Stolman: I will have the resolution ready for May 17th, 2010.

Extensions:

04-5093 / Meg Tam Subdivision – Seeking their first 90-day extension on final subdivision approval which was granted on November 16, 2009. This extension would begin on May 12, 2010 and run through August 11, 2010. The applicant received 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, final approval granted on November 16, 2009.)

Mr. Valdati: Motion to grant their first 90-day extension.

Mrs. Smith: Second the motion.

Vote: All Present voted aye.

Conceptual:

10-3202 / Hudson's Ribs and Fish: The applicant would like to amend their site plan for the construction of a 30' X 30' seasonal outdoor seating area. The property is located at **1099 Route 9** and is identified as Tax Grid No. 6156-02-705982 in the Town of Wappinger. (Cappelli)

Present: Al Cappelli - Architect

Mr. Cappelli: Presented the conceptual to build a patio in the rear of the restaurant. This patio was brought before the board in the past. At the time the owner choose not to build it. Now the owner wants to construct it and will eventually want to enclose the patio at a future date.

Mr. Fanuele: We will look at the old plans. Come back on May 17th, 2010.

10-3203 / The Fit Squad, Inc. The applicant is seeking a change in use from office to fitness club for 750 sq. ft. in an existing office building. The property is in the GB zoning district on 1.23 acres and currently has 16 parking spaces. The building is at 1575 Route 376 and is identified as Tax Grid No. 6259-04-535175 in the Town of Wappinger. (Faas)

Present: Wanda Negron - Attorney
Sondra Faas - Owner

Ms. Negron: Explained proposal for the board. This will be a personal training business.

Mr. Stolman: This is a matter of parking on this site.

Ms. Negron: This business is mostly mornings and evenings.

Mr. Fanuele: The use is ok but we need to look at the parking.

Mr. Stolman: We need to see a site plan. You need to submit a site plan and come back.

Mr. Valdati: Motion to go into executive session for legal consultation for Wappinger Gardens.

Mr. Kickham: Second the motion.

Vote: All Present voted aye.

Mr. Valdati: Motion to come out of executive session.

Mr. Kickham: Second the motion.

Vote: All Present voted aye.

Mr. Valdati: Motion to adjourn.

Mr. Kickham: Second the motion.

Vote: All present voted aye.

The meeting ended at 8:50 p.m.

Respectfully submitted,

Barbara Roberti, Acting Secretary
Town of Wappinger Planning Board