

MINUTES

Town of Wappinger Planning Board
May 17, 2010
Time: 7:00 PM

Town Hall
20 Middlebush Road
Wappinger Falls, NY

Members Present:

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

Members Absent:

Mr. Malafronte	Member
Ms. Leed:	Member

Others Present:

Mr. Gray,	Engineer to the Town
Mr. Roberts,	Attorney to the Town
Ms. Brown,	Acting Planner to Town
Mrs. Dao,	Acting Secretary

SUMMARIZED

PROJECTS DISCUSSED:

OUTCOME

Discussions:

Del-Tra Holdings, LLC	-To resubmit.
WCSD – Phase II	-To resubmit.
BAC Properties, LLC	-Public Hearing on June 7 th , 2010.
Dr. Soot	-Discussion on June 7 th , 2010.

Miscellaneous:

Hudson's Ribs and Fish	-To resubmit sketches of parking deck.
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Extensions:

Hughsonville Auto Body Site Plan	-Approved extension to April 19 th only.
St. Gregory Church	-Granted extension to June 14, 2010.

09-3193 – Del-Tra Holdings, LLC: To discuss a proposed office building comprised of 4,200 sq. ft. of office space and 9,640 sq. ft. of warehouse space for a total of 13,840 sq. ft. in a GB zoning district on 1.27 acres. This property was part of the recently filed map for Airport View Commons subdivision. This parcel is located at **280 New Hackensack Road** and is identified as **Tax Grid No. 6259-04-519321** in the Town of Wappinger. (Barger)

Present: Nick DeLuccia - Applicant
Steven Burns - Engineer

Discussion took place regarding SWM. Applicant proposed to take 7 feet off the building. No runoff would be leaving the site with the proposed infiltration system along the north property line. Parking was discussed at length and Nick DeLuccia said he would review the parking further and answer David Stolman's questions in the next submission.

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

Mr. Povall: We have addressed the comments from the last reviews and meeting. We have changed where the employee parking will be and have added the refuse enclosure. From the buffer you cannot see any homes. The school district did noise and air quality studies and they have been submitted to the PB.

Mrs. Smith: 50 buses were tested but there will be an additional 62 buses there.

Mr. Kickham: Were the buses tested on this property?

Mr. Povall: I am not sure but will review that for the board.

Mr. Valdati: What about the sanitary sewer?

Mr. Povall: 500 gallons are considered daily for use.

Mrs. Smith: Will all the buses warm up at the same time?

Mr. Povall: The school rules are that they idle for only 5 minutes. Also the traffic study stated that a traffic light on Route 376 would not be needed for one hour of traffic a day.

Mr. Valdati: Motion to declare the PB lead agency.

Mrs. Smith: Second the motion.

Vote: All present voted aye.

Mr. Povall: I will resubmit for the next available agenda and then maybe we can possibly set the public hearing. Thank you.

09-3181 / BAC Properties, LLC: To discuss a full build-out of the existing site. The applicant is proposing a 19,440 sq. ft. building for office, equipment rental and a display area on 10 acres in an AI Zoning District. The property is located at **30 Airport Drive** and is identified as **Tax Grid No. 6259-04-578332** in the Town of Wappinger. (Povall)

Present: Bill Povall - Engineer

Mr. Gray: Gave PB overview of SWM.

Mr. Povall: At this time we are working with David on the landscaping plan as we wouldn't want to hide the building. This building is 400 feet back from the road.

Mr. Fanuele: The front is a parking lot so they should have low bushes.

Mr. Povall: The front will actually be for rental vehicles in a display area of gravel. We also had our wetland specialist look at the impacts since minor grading is needed.

Discussion took place regarding wetland buffer and proposed catch basin.

Mr. Valdati: Motion to set the public hearing for June 7th.

Mrs. Smith: Second the motion.

Vote: All present voted aye.

Mr. Povall: Thank you.

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: Steven Burns - Engineer
Matthew Doran - Applicant
Erin Herzog - Attorney

Mr. Burns: We had a meeting Wednesday regarding the 8 parking spots, two up front and six in the rear.

Mr. Gray: Backing out onto Old Route 9 is not acceptable.

Ms. Herzog: We would like the PB to approve the maps as complete.

Mr. Fanuele: There are too many outstanding conditions and also the parking issue needs to be settled.

Mr. Gray: Why don't you take the time to resolve some of these issues and then the PB can review them.

Ms. Herzog: John Sarcone was adamant that he wanted a decision tonight.

Mr. Valdati: We cannot make a decision until we see all the finished documentation, it would not be a good precedent to set. To ask us to approve a project before we can review all the information is not reasonable.

Discussion took place about front parking spaces.

Ms. Herzog: It seems the parking is the main issue.

Mr. Valdati: Since Steve feels he can resolve the parking we will put you on the June 7th agenda.

Mr. Burns: Thank you.

10-3202 / Hudson's Ribs and Fish: The applicant would like to continue discussion on amending 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: The file shows no mention in regards to the parking count but according to my calculations there is ample parking. There is a cross over easement by Talbot's. This was approved with John Lawrence and Herb Redl on October 1, 2003. With this, parking should not be an issue. This patio was designed and received preliminary approval 14 years ago.

Mr. Roberts: The 1996 site plan expired so you will need to start over and meet all the current standards.

Mr. Cappelli: That's fine but we will only be submitting the patio at this time. Thank you.

07-3144/4032 / Hughsonville Auto Body Site Plan – The applicant is seeking their fourth 6-month extension on final site plan approval that was granted on December 3, 2007. This extension would begin on June 1, 2010 and expire on December 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, third extension granted on December 1, 2009.)

Mr. Valdati: Motion to approve the extension for 30 days. Need to submit basis for another extension.

Ms. Smith: Second the motion.

Vote: All present voted aye.

09-3176 / St. Gregory the Theologian Orthodox Church. Seeking their first extension for one year on a three phase expansion consisting of 2,650 sq. ft., Phase I would be for 1,800 sf for the addition of a one story Fellowship Hall. The extension would begin on May 31, 2010 and extend through May 30, 2011. The property sits on 3.27 acres in an R-40 zoning district and is located at **1500 Route 376** and identified as **Tax Grid No. 6259-04-715115** in the Town of Wappinger. (Hibbs) (Public hearing opened and closed May 18, 2009.)(Final approval granted on June 1, 2009)

Mr. Kickham: **Motion to approve the first extension to May 30, 2011.**
Ms. Bettina: Second the motion.
Vote: All present voted aye.

Mr. Valdati: **Motion to go into executive session.**
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.**
Ms. Bettina: Second the motion.
Vote: All present voted aye.

The meeting ended at 9:25 p.m.

Susan Dao, Acting Secretary
Town of Wappinger Planning Board

Respectfully submitted,
Barbara Roberti, Zoning Administrator
July 18, 2012