

MINUTES

Town of Wappinger Planning Board
June 7, 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	Mr. Malafronte	Member
Ms. Leed:	Member		

Others Present:

Mr. Gray,	Engineer to the Town
Mr. Roberts,	Attorney to the Town
Mr. Stolman,	Planner to Town
Mrs. Richardson,	Conflict Town Attorney
Mrs. Roberti,	Zoning Administrator
Ms. Brunello,	Acting Secretary

SUMMARIZED

PROJECTS DISCUSSED:

OUTCOME

Public Hearing:

BAC Properties, LLC	-Closed PH – Vote on June 21, 2010
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Discussions:

Fit Squad	-Vote on June 21, 2010
Dr. Soot	-Discussion on June 21, 2010
Friendly Motorcars	-Vote on June 21, 2010

Extensions:

Hughsonville Auto Body Site Plan	-Approved extension to November 30, 2010.
BVA Construction	-Approved extension to December 10, 2010.
La Fonda Del Sol	-Approved extension to December 14, 2010.
Bre-Del Enterprises	-Approved extension to December 20, 2010.

Conceptual:

Nature Preserve	-Approved temporary signage
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Mrs. Smith: **Motion to go into executive session for legal advice.**
Mr. Kickham: Second the motion.
Vote: All present voted aye.

Mr. Kickham: **Motion to come out of executive session.**
Mr. Malafronte: Second the motion.
Vote: All present voted aye.

09-3181: The Town of Wappinger will conduct a Public Hearing pursuant to Article IX, Section 240-87 of the Town Law on the application of **BAC Properties, LLC.** 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

Mrs. Smith: **Motion to open the public hearing.**
Mr. Kickham: Second the motion.
Vote: All present voted aye.

Mr. Povall: Gave overview of the project for the public.

Ms. Bettina: We appreciate the job growth.

Mr. Valdati: **Motion to close the public hearing.**
Ms. Bettina: Second the motion.
Vote: All present voted aye.

Mr. Stolman: I will have a resolution ready for the next meeting.

10-3203 / The Fit Squad, Inc. The applicant is seeking a change in use from office to personal training 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 Negrone - Attorney for applicant

Ms. Negrone: We are seeking a change in use from office to private fitness instruction.

- Mr. Stolman: Our concern is the parking.
- Ms. Negrone: We also would like to request signage.
- Ms. Leed: Will there be alterations to the site?
- Mr. Stolman: No. But we should discuss signage at some point.
- Mr. Valdati: This seems simple enough. Prepare a resolution for the next meeting and make sure the county is notified.
- Mr. Stolman: We will have this ready for June 21st, 2010.

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: Steve Deluca - Attorney for applicant
Dick Barger - Engineer
- Mr. Barger: We have met with Graham Foster regarding the parking spaces in the front. We are proposing 4 spaces in the front.
- Mr. Stolman: I'm in agreement for the 4 spaces.
- Mr. Fanuele: Any comments?
- Mr. Valdati: I request a site visit for Saturday and then we'll discuss this again on June 21, 2010.

09-3191/4040 / 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)(PH opened on 1-20-10, closed on 3-1-2010.)

- Present: Michael Ostrow - Applicant
- Mr. Ostrow: I would like to address the landscaping and the stormwater. The plan for the septic system is in place and we need to start this project. I just can't wait much longer. Can we have a draft resolution?
- Mr. Fanuele: There is no sewer, is septic ok?

- Mr. Stolman: Yes.
- Mr. Ostrow: We are not using more water with the car wash, we are recycling it.
- Mr. Valdati: Have all the issues been addressed?
- Mr. Roberts: We have a resolution with Tri Muni.
- Mr. Valdati: I motion to authorize a draft resolution for June 21st, 2010.**
- Ms. Leed: Second the motion.
- Vote: All present voted aye.

06-5120 / BVA Construction Subdivision - The applicant is granting a tenth 6 month extension on the closed Public Hearing for a 3 lot subdivision on 17.288 acres in an R-40 Zoning District. This extension would begin on June 10, 2010 and run through December 10, 2010. The property is located on **Kent Road** and is identified as **Tax Grid No. 6257-02-513975** in the Town of Wappinger. (Barger) *(The Public Hearing was closed on July 16, 2007 and the 62 day clock expired on September 16, 2007. The applicant granted an extension from September 17, 2007 through December 15, 2007, second extension to March 15, 2008, third extension to June 14, 2008, fourth to September 14, 2008 and a fifth extension to December 13, 2008, sixth extension to March 12, 2009, a seventh extension to June 11, 2009, eighth extension to December 10, 2009, ninth extension to June 10, 2010.)*

- Ms. Smith: Motion to approve their tenth extension to December 10, 2010.**
- Ms. Bettina: Second the motion.
- Vote: All present voted aye.

05-3116/ La Fonda Del Sol –Seeking their third 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 June 15, 2010 and run through December 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, second granted to June 14, 2010.)

- Mr. Fanuele: Motion to approve their third extension to December 14, 2010.**
- Ms. Bettina: Second the motion.
- Vote: All present voted aye.

08-3160 / Bre-Del Enterprises (Ciraolo): Seeking their second 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 June 21, 2010 and expire on December 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, 1st six month extension granted to June 20, 2010.)

Mr. Malafronte: Motion to approve their third extension to December 20, 2010.

Mr. Valdati: Second the motion.

Vote: All present voted aye.

07-3144/4032 / Hughsonville Auto Body Site Plan – The applicant is seeking their fourth 6-month extension. The Planning Board on May 17, 2010 granted a 30 Day extension pending the applicant showing good cause for the additional 5 month extension requested. Should the extension be granted, this extension would begin on July 1, 2010 and expire on November 30, 2010. On final site plan approval that was granted on December 3, 2007. 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.)

Ms. Smith: Motion to approve their fourth extension to November 30, 2010.

Mr. Valdati: Second the motion.

Vote: All present voted aye.

10-3205 / Nature Preserve: Seeking the planning board to consider a 4' X 8' temporary sign at both entrances and also 8' X 12 wood decks to be placed directly above the approved patios. The property is located on **Old Hopewell Road and Route 9D** and is identified by **Tax Grid No. 6157-01-225648** in the Town of Wappinger.

Present: Kurt Kuehner - Applicant

Mr. Kuehner: I am requesting two temporary signs so that I can market my townhouse project. One for Route 9D and one for Old Hopewell Road. Also we would like permission to put decks directly over the approved patios.

Mr. Stolman: We need to amend the site plan for the decks. George Kolb should review the plans and report back and we need to look at the setbacks. Amend the site plan and come back.

Ms. Leed: Motion to approve two temporary signs, 4' X 5'.

Mr. Valdati: Second the motion.

Vote: All present voted aye.

Mr. Kuehner: Thank you.

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

The meeting ended at 9:00 p.m.

Loretta Brunello, Acting Secretary
Town of Wappinger Planning Board

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