MINUTES

Town of Wappinger Planning Board
Dec. 6, 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
Mrs. Smith:	Member	Mr. Kickham:	Member

Members Absent: Mr. Malafronte Member

Others Present:

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

SUMMARIZED

PROJECTS DISCUSSED:	OUTCOME
Public Hearing:	
Zeller Subdivision	Resolution Approved
Discussions:	
BAC Properties, LLC Phase 1	- Jan. 5, 2011 to vote on resolution.
Cablevision	- To resubmit.
Brundage Site Plan	- Jan. 5, 2011 for discussion.
Performance Motors	- Public hearing on Jan. 5, 2011.
H.V. Cerebral Palsy Assoc.	- To resubmit. Sent to T/B to address easement.
Osborne Square	- Jan. 5, 2011 to vote on resolution.
Extensions:	
BVA Construction Subdivision	- Applicant Granted extension to June 10, 2011.
La Fonda Del Sol	- Granted extension to June 14, 2011.
. Kirk Subdivision	- Granted extension to June 30, 2011.
Wappinger Farm Estates	- Granted extension to July 2, 2011.
Conceptual:	
Indorf Driveway	-Discussion Jan. 5, 2011.
New / Old Business:	
Meeting Dates for 2011	- Approved for 2011.
Stop n Shop signage	- Approved new signage.

10-5158 / The Town of Wappinger will conduct a Public Hearing pursuant to Article 276 of the Town Law on the application of **Zeller Subdivision**. The applicant is seeking approval for a 3 lot subdivision on 16.124 acres in an R-40 Zoning District. 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)

Present: Steve Burns Engineer

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

Mr. Burns: This is a 3 lot subdivision with no proposed construction. There are 3 existing houses. There are plans for proposed replacement septic system.

Mr. Valdati: Is there water & sewer on the property? What Zone is this?

Mr. Burns: No, it has well and individual tile fields and it is in an R-40 Zone.

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

Mr. Valdati: **Motion to move the resolution.**
Mr. Kickham: Second the motion.

Roll Call
Mrs. Smith: aye.
Ms. Leed: aye
Mr. Kickham: aye
Mr. Valdati: aye
Ms. Bettina: aye
Mr. Fanuele: aye

Vote: All present voted aye.

10-3219 / 4043 –BAC Properties, LLC Phase 1: Applicant is seeking an amended site plan and SUP to change the use in the present facility to include light manufacturing which is a permitted use in the AI Zoning District. The property is located at **30 Airport Drive** and is identified by the following **Tax Grid No. 6259-04-578332** in the Town of Wappinger. (Povall)

Present: Bill Povall Engineer

Mr. Povall: This is a change of use application for Airport Drive. The conceptual is the same as this plan is. The change will be inside the building. Now it has the business, Hudson Valley Supply, a light use contractor business. They thread, bend & cut conduit. No physical change to the parking. The change proposed is for heavy duty storage for truck parking and will be used for storage of piping outside. This is the proposal for Phase 1. The owner is aware that for Phase 2 the change in the shaded area will require coming back to the PB.

Mrs. Smith: Is there a traffic change effect?

Mr. Povall: No change in traffic.

Mr. Valdati: Any comment from David Stolman?

Mr. Stolman: There are questions about landscaping.

Mr. Povall: There is landscaping in the rear of the property by the residents. Then there is the business side. The landscaping is already approved use. It is 500' off the road and a row of trees on the side yard. We are not proposing any more landscaping.

Mr. Valdati: 20' high trees would be nice.

Mr. Fanuele: It is an industrial area. It doesn't have to look like residential. In Phase 2 would this storage area be moved?

Mr. Povall: Yes, it would be moved elsewhere.

Mr. Stolman: Can the prospective Phase 2 screening be put in now as recommended by Mr. Gray.

Mr. Valdati: I understand it is commercial but conduit might not look attractive.

Mr. Povall: We can add trees in Phase 1 and the septic needs to be approved for Phase 1

Mr. Valdati: Why not put landscaping from Phase 2 in now?

Mrs. Smith: I would like more detailed plans.

Mr. Stolman: Can you put a note on the plan?

Ms. Leed: The County says the lighting is too bright.

Mr. Stolman: I disagree with the County's comment for the lighting. I will draft a resolution without

hazardous waste, 20' tall trees and Phase 2 landscaping.

Mr. Valdati: Also add a Special Use Permit & Wetlands Permit approval.

Mrs. Smith **Motion to have resolution drafted.**
Ms. Valdati: Second the motion.
Vote: All present voted aye.

Mr. Fanuele: Come back on Jan. 5, 2011 to discuss the resolution.

Mr. Povall: Thank you.

10-3208 / Cablevision: Seeking an amended site plan for the construction of an 1830 sf addition for a proposed data center on 6.25 acres in an HB Zoning District. The property is located at **719 Old Route 9N** and is identified as **Tax Grid No. 6157-02-539850** in the Town of Wappinger. (JRS Architects)

Present: Joseph Pignatarro Architect - Representative

Mr. Pignatarro: This as a one story expansion building. We want to remove a generator and replace it with an 800 amp. generator. Clean up as per the DEC detention area and put dry coolers on top of the building.

Mrs. Smith: Is the new generator bigger?

Mr. Pignatarro: It is larger but has a sound attenuation and sounds like a hum. The generator is about 75 decibels. A vacuum cleaner is about 80 decibels.

Mrs. Smith: Is there going to be a buffer for the residences?

Mr. Pignatarro: Lower grade than the residences. It will only go on for 15–30 minutes once a week for testing. The generator is for emergency use. The older generator is maxed out and they need a bigger generator. This feeds hospitals, fire and police including emergency buildings as well.

Mr. Fanuele: Electronics are getting smaller so you could be making a smaller building.

Mr. Pignatarro: This is a 5 year plan in this expansion in the future plans to make it a data center. Right now there is office functions and walk in as well.

Mrs. Smith: Where will the trucks go?

Mr. Pignatarro: The gravel area in the back is not paved and will stay the same. The Dutchess County Planning asked to leave the gravel area. The loading dock will stay and no increase in trucks coming in. Data racks & computer equipment only, will be in the addition. No increase in trucks. Parking now allows for 57 spots. There are now 67 spots.

Mr. Stolman: Have you any comments from my memo or Bob Gray's memo?

Mr. Pignatarro: No, I have no comments.

Mr. Valdati: What about the November 19th comments from the County?

Mr. Pignatarro: Because of the wetlands buffer we will try to minimize the pad size. Due to the fios under ground wires it would be difficult to place. The lighting will have shields and the dry coolers will be screened with slotted chain link screening on the roof.

Mr. Stolman: Screening on the roof is not recommended.

Mr. Pignatarro: What about metal panels?

Ms. Bettina: Something that blends in with the building.

Mr. Fanuele: A color scheme to match.

Mr. Valdati: Forward a copy of the shielded lighting in the Re-submission so we all have it.

Mr. Stolman: Items 3 or 4 in the comments. The Planning Board needs you to re-submit answering any comments.

Mr. Pignatarro: Thank you.

10-3216 / Brundage Site Plan - To bring the PB up to date on filing with the DCHD regarding their site plan and SUP to legalize two houses, one for rental income, one for their primary residence and a retail business on 1.76 acres in the NB Zoning District. The property is located at **2088 Route 9D** and is identified as **Tax Grid No. 6057-04-847098** in the Town of Wappinger. (Day)

Present: Jason Morris Surveyor

Mr. Fanuele: Mr. Brundage do you have a status? How are you making out with the Health Department?

Mr. Morris: We received a survey from the surveyor last week. We are working with the Health

Department that will be submitted this week. We had the wetlands delineated and up at the DEC for acceptance. The water test was done as well and we have a sufficient yield.

Mr. Fanuele: When will you be ready to submit for site plan – Before January 5, 2011?

Mr. Morris: Yes we will have it to you by next week. Thank you.

10-3200 / Performance Motors – To discuss amending their site plan to replace an existing structure with a new 30' X 50' garage in an HB zoning district.. The property is located at **1401 Route 9** and is identified as **Tax Grid No. 6157-02-598726** in the Town of Wappinger. (DiNonno)

Present: Phil DiNonno Representative

Mr. DiNonno: We are replacing a building in almost the same size and place.
David requested some elevations and floor plans.

Mr. Fanuele: The overhead doors to face Old Route 9, Performance sign to face Route 9. You will put something there to soften the view.

Mr. DiNonno: On the top there is a rock knoll, it's on the plans. The ZBA granted a Variance. David Stolman's letter is easy to address. DEC leg work is done. We are not proposing any fencing.

Mrs. Smith: Store vehicles waiting to be repaired are parked separately?

Mr. DiNonno: We are not proposing any fencing.

Mr. Valdati: Discuss item 3 in David's letter.

Mr. Stolman: Strike item 3 in the letter. It would normally be the case if it were just a repair garage.

Mr. Fanuele: What do you need from us before you go to the DEC?

Mr. DiNonno: A resolution site plan approval with a condition thereof.

Mr. Fanuele: Can we get a resolution without a condition of getting approval from the DEC?

Mr. Stolman: If you draft it that way.

Mr. Gray: Address comments given to Larry Paggi.

Mr. Valdati: Subject to DEC approval, is that normal protocol to have in a resolution?

Mr. Stolman: Normally we want some recognition from the other agency.

Mr. Fanuele: Is there wetlands on original Site Plan?

Mr. DiNonno: The existing Site Plan wetlands are still the same.

Mr. Fanuele: It is not a major change. You are just taking the existing building about the same size and replace with new building.

Mr. Valdati: Different use, repairs deal with fluids which DEC can be concerned with the use. There can be volatile and hazardous chemicals in a protected area. The use is the issue.

Mr. Stolman: They do need to go to the DEC for approval. A resolution would be void if not approved by DEC.

Mr. Valdati: A conditional resolution is not usual and we should have consistency in business.

Mr. Fanuele: Modify the resolution a bit as per David Stolman. Not starting from scratch. I would go with Mr.Stolman's views.

Ms. Leed: Resolution on condition of DEC.

Mr.DiNonno: At the Public Hearing with the ZBA only two residents showed. That includes Supervisor Colsey.

Mr. Stolman: It will not lengthen the process.

Ms. Bettina: The public needs to see what is happening. There should still be a Public Hearing. It's good for the community.

Ms. Leed: **Motion to approve the resolution.**
Ms. Bettina: Second the motion.
Vote: All present voted aye.

09-3183 / 5156 / H.V. Cerebral Palsy Assoc. & Malcolm R. Hunter Post #53 of Masonic War Veterans of New York To discuss a proposal to subdivide the Masonic Lodge parcel into two building lots and to obtain Site Development Plan Approval for separate uses on each of the lots. On one lot the Masonic Lodge is seeking Amended Site Plan Approval to maintain the existing Masonic Lodge. On the second lot, the H.V. Cerebral Palsy Association is seeking Site Plan Approval to construct a 15 unit residential facility which will consist of 14

one bedroom units for persons will disabilities and one, one bedroom unit for a caretaker. The property contains Town of Wappinger regulated wetlands and the applicants are also requesting a Town of Wappinger Wetland Permit for impervious surface coverage within the 100-foot regulated wetlands buffer on 4.87 acres in an R-20 zoning district. The project is located at **150 Myers Corners Road** and is identified as **Tax Grid No. 6258-03-322214** in the Town of Wappinger. (Chazens) (LA Sent Oct.7, 2010)(PH opened and closed on 11-15-10)

Present:	Christopher Lapine	Chazen's Engineer
	Robert Toles	Architect

Mr. Lapine: There is a water meter pit with 8" to 6" in size water line. We changed the design. A rock inspection survey on site was made.

Mr. Fanuele: Plans are updated and received for both plans.

Mr. Gray: Usage of the drainage easement has the Town Board involvement. Wednesday is the deadline to get on the Town Board meeting.

Mr. Roberts: Highway Superintendent has jurisdiction for the water easement.

Mr. Gray: I'm ok with the water side.

Mr. Toles: I am here to address any comments. The large roof is not seen on the site, the plan shows more. The covered canopy is lowered. The second floor is not feasible to do for ambulatory reasons for residents. With tree landscaping, you would not see the building as easy from the road. You will see less of the building than what you see on the plan.

Ms. Leed: It's a big structure with a large roof. It's still a big impact. What is the height?

Mr. Toles: Twenty one feet high.

Mr. Kickham: We need a tree survey on page 4, what is remaining on the site? Taking down a lot of trees? Item 2 page 5 landscaping screening addresses lighting. #4 is previously requested and should be addressed fully.

Mr. Lapine: We are grading the entire property, and not touching any trees. The West side of the site will have a remaining 95% trees.

Mr. Stolman: You need to provide the Planning Board with a tree survey. Zoning says to preserve trees 12" and over.

Mr. Lapine: Rock survey shows the benefits to keep trees not feasible.

Mr. Toles: Trees, some are dead within the site. Change in topography bury the base of the trees & and smothering it. It would not be a good idea.

Mr. Stolman: You based the plan upon taking 95% of trees down and possible tree wells as well. That is why you are grading.

Mr. Kickham: I still want a tree survey to review foliage to see what is there & what exists.

Mr. Valdati: Normal protocol is to review & see if removal is needed it is environmentally sound and needed.

Ms. Bettina: I agree.

Mr. Fanuele: This was requested before and was just ignored.

Mr. Lapine: The Planning Board made your point. We've provided meets & bounds of the easements.

Mr. Roberts: We received meets & bounds and expect legal documents.

Mr. Gray: I didn't want to review until the preliminary review on the subdivision.

Mr. Roberts: We should follow through SEQR it's a Type 1 action.

Mr. Stolman: A Negative Declaration is needed.

Mr. Valdati: Delineate about that. No further discussion until Negative Declaration is done. Determine now the Negative Declaration in order to move forward. What needs to be in the submittal? We can't have a resolution unless we have a Negative Declaration. We have to deliberate about that. We have not approached that topic at all. Let's conclude that bit of business today.

Mr. Fanuele: That is correct.

Mr. Stolman: We are asking for additional information. It would normally be part of the deliberation. We need additional information negative verses positive declaration. That is normally per the resolution approval.

Mr. Valdati: All mentioned in the letter should be reviewed before we entertain a resolution. At that point we could move forward.

Mr. Roberts: What work in the easement and town road on Schnabl Court should be looked at and approved by the Town Board?

Mr. Lapine: Don't we need permission from the Highway Superintendent for the work along Schnabl Court? Can we get a letter from the Town tomorrow because we need to make the submittal to the Town Board for Wednesday? I want to make sure I'm on the agenda for the right items.

Mr. Roberts: I believe time has been reserved for you in anticipation of you making a submittal.

Mr. Roberts: The letter should be submitted to the Town Board for permission to do water work.

Mr. Gray: The town attorney's comment about the work in the easement may very well need approval from the Town Board. Work in the town right-of-way should also need approval.

Mr. Roberts: A written presentation should be submitted to the Town Board. They will authorize a license to do the concentrated work.

Mr. Lapine: The tree survey to be submitted could take more than one week. .Can that be limited to our portion of the property 2.4 acres, because we are not disturbing half of the site?

Mr. Stolman: I need one week's time to receive and get a letter out.

Mr. Lapine: Thank you.

08-3162 / Osborne Square (Formally Bank Plaza): To discuss final approval for two new commercial buildings for a total of 16,228 sf on 2.138 acres located in an HO Zoning District. The property is located at **1145 Route 9** and is identified as **Tax Grid No. 6157-04-649068** in the Town of Wappinger. (Day)(LA sent 1-26-10)

Present: Kevin Lund Applicant

Mr. Fanuele: Do you care to give me an update on the project?

Mr. Lund: We addressed most of David Stolman and Morris Associates comments. A work permit will be received from the County. We will remove one additional tree on Osborne Hill Road. (Mr. Lund handed out picture of a proposed sign) Other than that I will be receiving a work permit from the county. As far as DOT we have taken the lead on the easement. We pretty much address most of the board's comments. I have a picture of proposed sign to pass out.

Mr. Fanuele: What is the size of the sign and where is it located? 91 inches by 120 inches?

Mr. Lund: We have a stone base and the upper portion says Osborne Square. That part is internally lit. The lower potion is decorative. The sign base is not lit. We are looking to put some landscaping around the stone potion. With a little indirect lighting on the side.

Ms. Leed: No tenant names on the sign?

Mr. Lund: There will be individual signs on the building when ready.

Mrs. Roberti: 20 square feet for sign.

Mr. Stolman: Calculate out the size for later date unless the Planning Board wants to make a decision of what is the square footage without the side stone.

Ms. Leed: I think this could be high.

Mrs. Roberti: I will send a determination letter to the Planning Board.

Mr. Stolman: The Planning Board has the authority to vary the size of the sign.

Ms. Bettina: I don't what to see something huge, but it is nice to look at & easy to read.

Mr. Lund: Storm water as per DEC, open head wall to carry water. Open ditch mitigation area south part of of the parcel. How does the Planning Board feel about it? How do I calculate getting the water into the pipe?

Mrs. Smith: Direct into the DPW state?

Mr. Lund: An easement was granted to DOT years ago. I am maintaining it as best as I can.

Mrs. Smith: Why go through mitigation instead of going directly into the pipe easement.

Mr. Lund: Presently there is an open ditch line that drains into the easement. There is a town wetlands ordinance. That is why I am here talking to this Board. I am prepared to do it either way.

Mr. Stolman: The state agency wants to know why not drain directly instead of going through mitigation first.

Mr. Fanuele: If piped directly what will become of the area?

Mr. Lund: Landscaping and grass. No extra parking.

Ms. Bettina: Not a wetland? We are getting rid of a wetland.

Mr. Lund: No

Mrs. Smith: It's a state road. Why don't they go to the state?

Mr. Gray: It can work either way from an engineering point of view.

Mr. Stolman: The wetlands law is in effect. This is an attempt to comply.

Mrs. Roberti: Mr. Lafko from the Conservation Council is present.

Mr. Lafko: How close to Route 9? Not causing any mitigation on Route 9.

Mr. Lund: Further back than the existing building.

Mr. Fanuele: Does the wetland end on your property? If you eliminate the wetland it will eliminate on Durat Tents property also.

Mr. Stolman: Kevin, is the building in the wetland buffer? The wetland law is in place, we should comply.

Ms. Bettina: I agree we need to comply. Nature takes its place, we don't do anything.

Mr. Lund: It is really a storm drain.

Mr. Gray: DOT wasn't doing anything.

Ms. Bettina: The ditch is going away and we are talking about a potion, which we are protecting the wetland.

Mr. Lund: I talked to DOT and they are not opposed to building within the wetland.

Mrs. Smith: I don't approve of a connection in the easement.

Mr. Lund: We can put the pipe in than grant the DOT the easement.

Mrs. Smith: Get authorization first.

Mr. Gray: The pipe needs to be complete and certified, than DOT will accept the easement.

Ms. Bettina **Motion to keep the wetland.**
Mr. Valdati: Second the motion

Vote: All present voted aye.

Mr. Lund: I did everything with DEC.

Mr. Stolman: Most issues were resolved.

Mr. Gray: Issue approval entrance on Osborne Hill Road. I was told by Mr. Lund, it was approved. as long as the county approval gets into the resolution. I am ok with a contingent approval of DOT.

Mr. Stolman: Signage Subject approval of Building Permit for signage. Resolve signage next meeting. Mr. Lund would have to come in to satisfy the Planning Board for the sign.

Mrs. Smith: Motion to accept the site plan.
Ms. Bettina: Second the motion
Vote: All present voted aye.

Extensions:

***06-5120** / **BVA Construction Subdivision** - The applicant is granting an eleventh 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 December 10, 2010 and run through June 10, 2011. 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, tenth to December 10, 2010.*

Mr. Kickham: **Motion for extension.**
Mr. Valdati: Second the motion
Vote: All present voted aye.

***05-3116/ La Fonda Del Sol** –Seeking their fourth 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 December 14, 2010 and run through June 14, 2011. 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, third granted to December 14, 2010.)

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

***06-5122 / Kirk Subdivision** – The applicant is seeking their eighth extension for six months on amended preliminary subdivision approval for a 3 lot subdivision on 4.4 acres in an R-40 zoning district. The extension would start on December 30, 2010 and expire on June 30, 2011. The property is located at **97-99 Pye Lane** and is identified as **Tax Grid Number 6358-03-240218** in the Town of Wappinger. (Barger*) (The public hearing was closed on January 3, 2007 and they received preliminary approval on March 5, 2007. Amended preliminary approval on January 7, 2008, first extension until October 5, 2008, second extension to Jan. 3, 2009, third to April 1, 2009 & their fourth to July 1, 2009, Fifth extension to December 21, 2009, sixth to June 30, 2010, seventh to December 30, 2010.)*

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

***05-5110 / Wappinger Farm Estates**. The applicant is requesting their seventh extension on preliminary subdivision approval for 6 months for a 19 lot subdivision on 60.620 acres. The extension would start on January 3, 2011 and expire on July 2, 2011. The property is located on **Robinson Lane** and is identified as **Tax Grid No. 6459-03-110235** in the Town of Wappinger. (M. White*)(PH: 2-6-06 Closed PH 3-19-07 / LA: 9-19-05)(Granted Re-Zone 12-26-07 /Preliminary granted 1-7-08, first extension Jan.2, 2009, second on Feb, 2, 2009 and third July 2, 2009, fourth to January 1, 2010, fifth to July 1, 2010, sixth to January 3, 2011.)*

Mr. Kickham: **Motion for extension.**
Mrs. Smith: Second the motion
Vote: All present voted aye.

Conceptual:

10-3222 / Indorf Driveway – To discuss changes made to the existing driveway. The property is located at **140 Old Hopewell Road** and is identified by **Tax Grid No. 6157-01-313530** in the Town of Wappinger.

Present: Joshua Indorf Applicant

Mr. Indorf: This is a two lot subdivision. I didn't relocate the curb cut.

Mr. Roberts: Approval was made in the mid 90's. A common entrance to Old Hopewell Road. The County put up a guard rail that blocked the paper entrance. Subdivision approval showed access location. The county didn't follow the map for access. It should be shown on the map.

Ms. Leed: When was driveway done?

Discussion by Mr. Indorf to explain the History of the driveway.

Mr. Gray: The common driveway needs to be in the easement or move driveway. The subdivision map has a discretionary pole not in the same place.

Mr. Indorf: I want to know what the planning Board wants to see on the map.

Mr. Roberts: The Town didn't have provisions for common driveways back then. Work with Mr. Gray and Mrs. Roberti to make a plan.

Ms. Leed: Can a common driveway be on one property?

Mr. Roberts: Amend the entrance point off Old Hopewell Road.

Mr. Gray: Does he need an amended site plan? Can he amend a portion of a map?

Mr. Stolman: Can he show two lots, not the entire subdivision? Lots 3 and 4 only?

Mr. Gray: Comply with common driveway ordinance.

Mr. Roberts: He doesn't need a Public Hearing. This needs to be expedited.

Mr. Indorf: Lot 4 is vacant, not built on yet.

Discussion with Mr. Roberts, Mr. Gray, and Mr. Indorf.

Mr. Roberts: Amend the entrance off of Old Hopewell Road.

Mrs. Roberti: Concern of driveway will be wet.

Mr. Roberts: The County made a mistake and I don't think Mr. Indorf has to pay for the mistake of the

county from 16 years ago.

Mr. Indorf: I don't want an 18' wide driveway. The common driveway now should be 18'. I want 12' wide. Thank you.

New / Old Business:

Meeting dates for 2011

Mr. Fanuele: Approval Meeting Dates for 2011
No objection for the dates. Approved for 2011.

Stop n Shop signage - 1404 Route 9

Mrs. Roberti: The sign will be smaller & more modern. It was originally approved for 571 square feet. They want to have the sign at 302 square feet.

Mr. Fanuele: Mr. Stolman I have a rezone question about COP Zoning Analysis.
Susan please make 10 copies & keep the original for the file of the Zoning Analysis.

Mr. Fanuele: Motion to adjourn.
Mr. Kickham: Second the motion.
Vote: All present voted aye.

The meeting ended at 9:35 p.m.

Respectfully submitted,

Susan Dao, Secretary
Town of Wappinger Planning Board