

MINUTES

Town of Wappinger Planning Board
June 21, 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

Scoping Session: Wappingers Gardens

-Adopted scope with revisions

Discussions:

WCSD Bus Parking
BAC Properties, LLC
Fit Squad
Dr. Soot
Friendly Motorcars
Osborne Square
Hilltop Village
Dutchess Cty Pistol Assoc.

-Declared LA / PH on July 7th
-Adopted resolution as amended
-Adopted resolution as written
-Discussion on July 7, 2010
-Adopted resolution as amended
-PH on July 19, 2010
-Scoping Session on July 19, 2010
-PH on July 7, 2010

Extensions:

Kirk Subdivision
Airport Drive Properties
Rail Trail/Global Satellite
Wappinger Farm Estates

-Approved extension to December 30, 2010.
-Approved extension to June 30, 2011.
-Approved extension to July 11, 2011.
-Approved extension to January 3, 2011.

Conceptual:

Lily Logan's Restaurant
Cablevision
Durants Tents and Events

-To resubmit.
-To resubmit.
-To resubmit.

10-3201 / Wappinger Gardens Development: Scoping Session for 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)

Mr. Roberts: I'm recusing myself from this project due to past business with one or more of the principals. Discussion took place about the project discussing what environmental issues the project poses. The scoping session was opened to the public with no comment. Motion to accept the scoping session as amended was moved by the entire board.

10-3197 / WCSD Centralized School Bus Parking – Phase II– To declare Lead Agency. They are seeking 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)(LA sent 5-20-2010)

Present: Bill Povall

Applicant has asked the PH to declare Lead Agency and set a public hearing. Public Hearing is set for July 7th and PB has declared themselves lead agency.

09-3181 / BAC Properties, LLC: To vote on a proposed 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)(PH opened/closed 6-7-2010)

Present: Bill Povall

Discussion took place regarding proposed landscaping, screening and maintenance. Planning Board voted and adopted the proposed resolution as amended.

10-3203 / The Fit Squad, Inc. To vote on 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

Planning Board voted to change the use with a resolution as written.

Mr. Valdati: I motion to accept the resolution as presented.

Mr. Kickham: Second the motion.

Vote: All present voted aye.

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
Steve Burns - Engineer

Discussion took place regarding the project. Applicant asked to be placed on the July 7, 2010 agenda.

09-3191/4040 / Friendly Motorcars: To vote on the amended 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. Valdati: Motion to move the resolution as written.
Mr. Kickham: Second the motion.
Vote: All present voted aye.

08-3162 / Osborne Square (Formally Bank Plaza): To discuss plan review 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

Discussion took place regarding the Stop Work Order. Kevin apologized to the PB. He felt he had received permission from the Chairman of the Board. PH set for July 19th, 2010.

10-3204/5157 Hilltop Village: On tonight's agenda to declare Lead Agency and issue a Pos. Dec. and schedule their scoping session. The applicant is seeking site plan and subdivision approval for his 149.35 acres for age targeted & workforce housing components. The property is currently in the R-40 & COP zoning district and is seeking re-zoning to RMF-5. The property is on **All Angels Hill Road** and is identified as **Tax Grid No. 6257-02-630770** in the Town of Wappinger. (Povall) (LA 5-18-2010)

Present: Bill Povall
Richard O'Rourke, Attorney

Mr. O'Rourke: Described the proposed project. Zoning change from the town board will be required from COP to R-40. Project will include 149 acres to be developed into 171 single family homes and 57 townhouses. Portion of property to be cut off and added to Robert Buyakowski property, portion to be donated to the town and another piece of land on Robinson Lane to his project is to be age restricted for over 55 years of age.

Scoping session set for July 19, 2010.

09-3195 / Dutchess County Pistol Assoc.: To discuss an amended site plan for a new 162 ft. X 62 ft. building to cover the existing pistol range for use in inclement weather on 14.26 acres in an R-40 zoning district. The property is located at **49 St. Nicholas Road** and is identified as **Tax Grid No. 6258-01-290900** in the Town of Wappinger. (Barger)

Present: Steve Burns - Engineer

Mr. Burns: Described project for the board and asked that a public hearing be set.

Mr. Fanuele: We will set July 7, 2010 for the public hearing.

06-5122 / Kirk Subdivision – The applicant is seeking their seventh 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 June 30, 2010 and expire on December 30, 2010. 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.)*

Ms. Smith: Motion to approve their seventh extension to December 30, 2010.

Ms. Bettina: Second the motion.

Vote: All present voted aye.

Airport Drive Properties - Requesting their fifth extension for one year for Final Site Plan Approval that was granted on January 4th, 2006. This extension would run from July 1, 2010 through June 30, 2011. The property is located on **Airport Drive** and is identified as **Tax Grid Nos. 6259-04-667424 (Parcel C) and 6259-04-686450 (Parcel D)** in the Town of Wappinger. (Povall) *(Final approval was granted on January 4, 2006 and expired on January 3, 2007 at which time they were granted their first extension to July 3, 2007, a second 1 year extension to July 2, 2008 and a third extension to July 1, 2009, fourth extension to June 30, 2009)*

Mr. Fanuele: Motion to approve their fifth extension to June 30, 2011.

Ms. Bettina: Second the motion.

Vote: All present voted aye.

09-5148 / Rail Trail / Global Satellite, LLC: Requesting their first one year extension on final site plan approval which was granted on July 6, 2009. This extension would begin on July 7, 2010 and run through July 6, 2011. The applicant is seeking approval for a commercial driveway to gain access to their property. The location is at the **end of Airport Drive** and is identified as **Tax Grid No. 6259-04-908414** in the Town of Wappinger. (Povall)(Final approval granted on July 6, 2009.)

Ms. Smith: Motion to approve their first extension to July 6, 2011.

Ms. Bettina: Second the motion.

Vote: All present voted aye.

05-5110 / Wappinger Farm Estates. The applicant is requesting their sixth extension on preliminary subdivision approval for 6 months for a 19 lot subdivision on 60.620 acres. The extension would start on July 2, 2010 and expire on January 3, 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.)

Mr. Fanuele: **Motion to approve their sixth extension to January 3, 2011.**
Ms. Bettina: Second the motion.
Vote: All present voted aye.

10-3207 / Lily Logan’s Inc.: Seeking an amended site plan for the addition of a Tiki Bar/shed placed on their patio for seasonal use. The property is located at **2026 Route 9D** and is identified as **Tax Grid No. 6056-02-746856** in the Town of Wappinger. (Kelly)

Discussion took place regarding the outdoor use of the patio and the placement of a shed/tiki bar. Applicant is instructed to submit amended site plan application to allow use of tiki bar or to remove immediately.

10-3208 / Cablevision: Seeking an amended site plan for the addition of 1830 Sq. Ft for proposed warehouse space 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)

Applicant described proposed project to the PB. They will submit an amended site plan application.

10-3209 / Durants Tents & Events: Seeking to combine their two parcels and create additional parking and storage space. The property is located at **1155 Route 9 & 5 Osborne Hill Road** and is identified as **Tax Grid No. 6157-04-632086 & 627103** in the Town of Wappinger. (Povall)

Applicant described in detail the proposed expansion of retail business and the consolidation of two lots. Instructed to make a formal application.

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

The meeting ended at 9:26 p.m.

Loretta Brunello, Acting Secretary
Town of Wappinger Planning Board

Audio is available in the Town Clerks Office