

MINUTES

Town of Wappinger Planning Board
October 18, 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. Roberti,	Zoning Administrator
Ms. Brunello,	Acting Secretary

SUMMARIZED

PROJECTS DISCUSSED:

OUTCOME

Discussions:	Brundage Site Plan	-Discussion on November 1, 2010.
Extensions:	Osborne Square	-Extension granted to January 17, 2011.
Miscellaneous:	Hughsonville Auto Body	- Vote on change, November 1, 2010.
	Hilltop Village	-Discussion on November 1, 2010.
Conceptuals:	Iglesia Cristiana El Sembrador Church	-Need to resubmit.
	Scorin'	-To resubmit.
New/Old Business:	Zeller Subdivision	-Question regarding fees required.
	Cross Courts	-Need amended site plan for solar panels.
	Community Baptist Church	-Need amended site plan.
	AW Scrap	-Discussion on November 1, 2010.

10-3216 / Brundage Site Plan - To bring the PB up to date on filing with the DCHD regarding their site plan 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: Marty Brundage, Owner

Discussion took place with Mr. Brundage as to what is holding up their next submission. Mr. Brundage explained that holes were needed to be done to test for the septic. Mr. Gray told him to have them dug with answers for the PB on November 1, 2010.

08-3162 / Osborne Square (Formally Bank Plaza): Granting their first 90-day extension on the closed public hearing from July 19, 2010. This extension would begin October 19, 2010 and run through January 17, 2011. 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)(PH 7-19-10)

Mr. Kickham: Motion to accept their first 90 day extension from the closed public hearing.

Ms. Bettina: Second the motion.

Vote: All present voted aye.

Hilltop Village: Letters from Attorney

Planning board discussed the three letters written by Richard O'Rourke the Attorney for Hilltop Village dated August 10th, October 6th and October 14, 2010.

Mr. Stolman: I explained to their engineer Bill Povall today that Rick's letters were not concise enough.

Mr. Roberts: The scoping documents are not finalized as of yet. There are items in the scoping document that they are not willing to commit to yet.

Mr. Stolman: We are not sure what they object to.

Mr. Fanuele: We should send a letter asking them to come to our next meeting and list what they don't agree to.

07-3144/4032 / Hughsonville Auto Body Site Plan –The applicant is seeking relief of a requirement of final approval. 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.)

- Present: Marty Novak, Owner
- Mr. Novak: I am seeking relief of the installation of the fence and the painting until June 30, 2011 due to finances.
- Mr. Stolman: We can phase the fence and the painting.
- Mr. Valdati: Motion to have the planner amend the resolution of approval.**
- Ms. Bettina: Second the motion.
- Vote: All present voted aye.

10-3217 / Iglesia Cristiana El Sembrador Church - To discuss their site plan for a church with classrooms, a community room and office space on 1.7 acres in the R20/40 Zoning District. The property is located at **33 Middlebush Road** and is identified as **Tax Grid No. 6157-01-414840** in the Town of Wappinger.

Discussion took place regarding a church at this site. They will need a variance since this is less than 2 acres. This is a very difficult site and you will need to check out the wetlands, drainage, the septic, DPW regarding the site distance and minimum setbacks. The church needs to hire a professional to help them with all of the above.

10-3218 / Scorin' (former Van Benschoten Site Plan) - To discuss their site plan and Special Use Permit for an indoor commercial recreation facility on 3.81 acres in the AI Zoning District. The property is located on **Airport Drive** and is identified as **Tax Grid No. 6259-02-644502** in the Town of Wappinger. **(Gillespie)**

- Present: Jerrod Van Benschoten, Owner
Michael Gillespie, Engineer
- Mr. Gillespie: We are looking to amend our site plan to include an indoor soccer and baseball area for playing and training. The second floor will be a viewing area for parents. This will be for toddlers up to adults.
- Mr. Stolman: Resubmit for an amended site plan and Special Use Permit.

New and Old Business:

Zeller Subdivision: re-submission fees will be necessary for the application to move forward.

Cross Courts: Solar Panels – They will need an amended site plan.

Community Baptist Church: Shed = They will need an amended site plan.

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

The meeting ended at 9:30 p.m.

Loretta Brunello, Acting Secretary
Town of Wappinger Planning Board

Audio is available in the Town Clerks Office