

MINUTES

Town of Wappinger Planning Board
October 4, 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:	HV Cerebral Palsy Assoc.	-Public Hearing on November 15, 2010. Lead Agency to be sent out.
	Chelsea Farm Subdivision	-To resubmit.
	Natures Preserve / Garage	-Must submit application for lot line.
Miscellaneous:	Brundage Site Plan	-To resubmit.
	HV Cerebral Palsy	- Lead Agency Notice to be sent out.

09-3183 / 5156 / H.V. Cerebral Palsy Assoc. –(Dutchess Community Living): To discuss a site plan and two lot subdivision on 4.87 acres in an R-20 zoning district. The site plan will consist of 14 one-bedroom units for persons with disabilities and one, one-bedroom unit for a caretaker. 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)

- Present: Christopher Lapine, Engineer
- Mr. Lapine: Presented overview of the project to the planning board. This will be 14 apartment units with 1 unit for the caretaker . We met with the residents of Schnabel Court at the Masonic lodge on September 13, 2010. The major change we are proposing is taking the drainage across the front yard down through the front yard of the Masonic Lodge and into a catch basin down Myers Corners Road. We will be tying into town water and sewer for this project.
- Mr. Gray: The critical issue here is drainage. There is currently a wetland on this site and a wetland permit will Be required from the planning board. This is key to making this project work.
- Mr. Lapine: The ACOE has determined that this is an isolated wetland.
- Mr. Gray: We are actually looking at three applications here: a site plan and subdivision for HV Cerebral Palsy & an amended site plan for Masonic Lodge.

Discussion to place regarding drainage and the impact to Scnabel Court. An easement will be between HV Cerebral Palsy and the Masonic Lodge. The Masonic Lodge will gain access through the driveway of the HV Cerebral Palsy lot and the driveway that currently exists at the Masonic Lodge parcel will be closed.

- Mr. Stolman: We are still waiting for the wetlands functional analysis.
- Mr. Tulley: I am the architect for the site. We are not proposing a sign at this time. The building will be Khaki Beige siding with faux stone in the front. We also are not proposing any new signage for the Masonic Lodge.

Public Hearing is set for November 15th, 2010.

10-5155 – Chelsea Farm Subdivision: To discuss a proposed 18 lot subdivision in an R-40/80 zoning district on 186.8 acres. This parcel is located on **Chelsea Road (County Route 92) & North River Road** and is identified as **Tax Grid No. 6056-01-138527 (102.7 acres) & 6056-01-190688 (84.1 acres)** in the Town of Wappinger. (Koehler)

- Present: Dan Koehler, Engineer
- Mr. Koehler: We were last here in March of 2010. We are proposing an 18 lot subdivision. A new road is proposed to serve 13 of the lots. We will donate 25 feet of road frontage along River Road. Also looking to donate land for parking near the Chelsea Boat Ramp.
- Mr. Gray: Lots 1 through 13 on the new road should form a drainage district.
- Mr. Koehler: We have contacted Ralph Holt regarding the donation of 75.6 acres to the town for parkland. It doesn't look like he is interested in the donation.

Mr. Stolman; There should be a tree study to save as many trees as possible and to also locate any trees that may be roosting trees for the Indiana Bats.

Mr. Koehler: I will resubmit after the study is done.

Mr. Roberts: Shouldn't we have recreation land in place prior to the public hearing.

Mr. Koehler: That could take another 2 months.

Mr. Roberts: Are you proposing any covenants or restrictions and if so they should be submitted now.

Mr. Koehler: We are not sure at this time.

Planning Board declared themselves Lead Agency.

10-3213 – Nature Preserve/Garage: Seeking approval for an attached two-car garage to an existing town house. The property is located at **109 Old Hopewell Road** and is identified as **Tax Grid No. 6157-01-254619/263617** in the Town of Wappinger. (Kuehner)

Present: Jason Morse, Engineer

Discussion took place regarding lot line realignment. Two separate resolutions will be required. Question came up regarding walls in condo. Do the walls match up in the basement and also check The entrance line for a common area.

Public Hearing set for 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. (Gillespie)

Present: Marty Brundage, owner

Mr. Brundage: I have switched engineers from Michael Gillespie to Mark Day.

Mr. Gray: You must submit the site plan application asap. Have Mark Day get in touch with me.

RFP's

Discussion took place about going out for RFP's in 2011.

Roll Call:

- Mr. Kickham: No.
- Mr. Malafronte: No.
- Ms. Leed: No.
- Mr. Fanuele: No.
- Ms. Smith: Yes.
- Mr. Valdati: Yes.
- Ms. Bettina: Yes.

Vote went down 4 to 3.



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

The meeting ended at 9:10 p.m.

Loretta Brunello, Acting Secretary
Town of Wappinger Planning Board

Audio is available in the Town Clerks Office