

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. Leed:	Member
Mr. Valdati:	Member	Mrs. Smith:	Member
Mr. Kickham:	Member	Mr. Malafronte	Member

Member Absent: Ms. Bettina: 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:

Hughsonville Auto Body	- Resolution for phasing approved.
Brundage Site Plan	-Discussion on November 15, 2010.
AW Scrap	-Referral to ZBA to be sent.
Hilltop Village	-Discussion on November 15, 2010.
MJD & Sons	-Resolution on November 15, 2010.

Extensions: MEGTAM Subdivision -Extension granted to February 8, 2011.

Miscellaneous: NYCDEP -Needs an amended site plan.

07-3144/4032 / Hughsonville Auto Body Site Plan: To vote on amending the site plan to include a phasing plan for site plan & SUP approval for an auto body repair shop in an existing 4,000 sf metal building on 1.5 acres in a HM Zoning District. The property is located at **86 Old Hopewell Road** and is identified by **Tax Grid No. 6157-01-041593** in the Town of Wappinger. (Novak)

Present: Marty Novak, Owner

Mr. Valdati: Motion to amend the resolution of approval to include phasing.
Mr. Kickham: Second the motion.
Vote: All present voted aye.

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
Jason Morse, Day Engineering

Mr. Morse: We understand the concerns the PB has on this site plan. We have done the test holes and are confident that we will be able to obtain DCHD approval.

Mr. Fanuele: Come back on November 15th and update us.

09-3188 / AW Scrap Processors, Inc.: Seeking a referral to the ZBA for their site plan for the processing of second hand materials for recycling and the sale of used auto parts. The property is in an R-80 zoning district on 26.423 acres and is located at **1980 Route 9D** and is identified as **Tax Grid No. 6056-02-688723** in the Town of Wappinger. (Barger)(Sarcone)

Present: John Sarcone, attorney
Steve Burns, Barger Engineering

Mr. Sarcone: The owners would like to use the land behind the weigh station for employee parking. This is a stand alone 4 acre parcel to the south. They are in need of a parking area. We are seeking a referral to the ZBA. This area would just be for parking and nothing else.

Mr. Valdati: Motion to send a referral to the ZBA in favor of employee parking only on this lot.
Mr. Kickham: Second the motion.
Vote: All present voted aye.

Mr. Sarcone: For the record we just had an inspection from the DEC and we had a good outcome, very clean.

10-3204/5157 Hilltop Village: To discuss project for site plan and subdivision approval for age restricted housing components on 149.35 acres that are currently in the R-40 & COP zoning district and are seeking re-zoning to RMF-3. 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: Richard O'Rourke, Attorney
Bill Povall, Engineer

Mr. O'Rourke: Since the last time we discussed this some issues have come up. Toll Bros. will not entertain this for seniors 62 years of age or older. They feel they need it to be for seniors 55 years of age or older.

Mrs. Smith: So if we don't agree you will go away?

Mr. O'Rourke: It would not be financially feasible for Toll Bros.

Ms. Leed: Is the age restriction tied to the density?

Mr. Stolman: No. This is what Toll Bros proposed to the town board.

Mr. O'Rourke: We started out as age targeted but changed to age restricted.

Discussion continued.....

Mr. Valdati: I can see 55 years of age.

Mrs. Smith: I can too.

Mr. Fanuele: Come back on November 15th to go over other items.

10-3222 / MJD & Sons, Inc. Transportation Terminal: The applicant is seeking to amend the approved site plan to include the parking of fuel delivery trucks and to change the Phase 1A to permanent should Phase 1 or 2 not obtain a building permit. The property is located at 62 Airport Drive and is identified as Tax Grid No. 6259-04-647405 in the Town of Wappinger.

Present: Mr. Cantor, Attorney
Bill Povall, Engineer

Mr. Cantor: Bottini Oil would like to occupy this site and are asking for 2 minor changes. Originally 3 phases were approved. We would like to modify the resolution in relation to phase 1 A.

Mr. Povall: Number 13 in the resolution limits the excavation for several months in the winter and we need to do a lot of earthwork.

Mr. Gray: An oil separator is a good idea when putting in fuel tanks. Blacktop is not necessary. Check with the DEC on this site.

Mr. Fanuele: We will put you on November 15th, 2010. David can you have a resolution ready?

Mr. Stolman: Yes.

NYCDEP – To introduce a future project for the Shaft 6 site. The property is located at **203 River Road North** and is identified as **Tax Grid No. 6056-01-288977** in the Town of Wappinger. (Malcolm Pirnie)

Discussion took place as to whether they needed an amended site plan and SPU. David Stolman & Al Roberts feel they do and Mark Price of the DEP disagrees.

Mr. Roberts: The PB needs an amended site plan and SPU to look at the noise, construction activity, etc.

04-5093 / MegTam Subdivision: Applicant is seeking a 90 day extension on final subdivision approval. This project received final subdivision approval on November 16, 2009. They are waiting on DCHD approval in order to have the mylar signed. The extension would begin on November 11, 2010 and expire on February 8, 2011. The property is located between **Smithtown Road** and **Cooper Road** is identified as **Tax Grid No. 6156-02-978818** in the Town of Wappinger. (Povall) (PH: 1-19-05)(Closed PH 3-17-08)(Preliminary Approval granted on 4-21-08, final approval granted on November 16, 2009.)

Mrs. Smith: Motion to grant their first 90 day extension to February 8, 2011.

Mr. Kickham: Second the motion.

Vote: All present voted aye.

Mrs. Smith: Motion to adjourn.

Mr. Kickham: Second the motion.

Vote: All present voted aye.

The meeting ended at 9:45 p.m.

Loretta Brunello, Acting Secretary
Town of Wappinger Planning Board

Audio is available in the Town Clerks Office