

MINUTES

Town of Wappinger Planning Board
July 7, 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

Public Hearings:

DC Pistol Assoc.	-Closed PH - Vote on July 19, 2010.
WCSD Parking	-Closed PH - Vote on July 19, 2010.

Discussions:

Calvary Church	-Declared LA - To resubmit.
Performance Motors	-To resubmit.
Dr. Soot	-PH and vote on July 19, 2010.

Conceptuals:

Lily Logans	-Needs an amended site plan. Look for previous
Plant Depot	-To resubmit.
BAC Properties	-To resubmit.
Chelsea Ridge Apartments	-To resubmit.

09-3195 / The Town of Wappinger will conduct a Public Hearing pursuant to Article IX, Section 240-87 of the Town Law on the application of **Dutchess County Pistol Assoc.** They are seeking approval of amending their 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 the 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: *Gave overview of the project for the public.* The project has received a variance for the front yard setback from the ZBA. On June 28, 2010 we received our Special Use Permit from the Town Board to operate a sportsman club.

Discussion took place with the PB. Public Hearing was closed and a resolution is to be prepared for July 19, 2010.

10-3197 / The Town of Wappinger will conduct a Public Hearing pursuant to Article IX, Section 240-87 of the Town Law on the application of **WCSD Centralized School Bus Parking – Phase II.** 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, Engineer

Mr. Povall: *Gave overview of the project for the public.* We have already received approval for 50 buses and they will start each morning at 5:30 am and return by 5:15 pm. It is approximately 181 days a year. We the traffic analysis, no warrants are there to issue a traffic signal on Route 376.

Mr. Fanuele: Will the site be cleaned up?

Mr. Povall: Yes.

Mr. Stolman: What about regards to air quality?

Mr. Povall: The school district has a 5 minute idling policy.

Mr. Fanuele: We will have a resolution prepared for July 19th, 2010.

10-3199 / Calvary Chapel of the Hudson Valley: - To declare Lead Agency for a site plan for a place of worship that would consist of 24,000 sq. ft. and 362 parking spaces on 48.86 acres in a CC & R-40 Zoning District. The property is located on **Route 376 and Diddell Road** and is identified as **Tax Grid No. 6359-03-176082** in the Town of Wappinger.(Berger) (LA sent June 1, 2010)

Present: Barbara Kendall

Ms. Kendall: The perk tests have been completed and sent to DCHD. Explained the progress that they have made.

Mr. Stolman: We can declare Lead Agency tonight as 30 days have passed since it was sent out with no objections.

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

Mr. DiNonno: We have received our front yard setback variance from the ZBA and also our variance for the garage doors facing the street. We have added 10 trees to the plan after the last discussion. Are you going to require topo's on the plan?

Mr. Gray: Yes.

Mr. Valdati: Is the service center a new use?

Mr. Stolman: We will assume it is.

Mr. DiNonno: Is a wetland permit required?

Mr. Gray: You may need a permit from the DEC.

Mr. DiNonno: They have done repairs for years. They only stopped the last 2 or 3 years because the building fell into disrepair.

Mr. Fanuele: We will research the previous use on the site.

Mr. DiNonno: We will check with the DEC and resubmit.

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: Erin Hertzog, attorney
Steve Burns, Barger Engineering

Mr. Burns: We have adjusted the plans and no longer will we be backing out of the parking lot.

Mr. Gray: You need to address the previous comments, mostly grading in nature.

Ms. Hertzog: John is on vacation.

Mr. Stolman: I believe we are ready for a public hearing.

Ms. Hertzog: I understood a public hearing would not be necessary.

Ms. Richardson: We never adopted a resolution, just had it prepared but never acted on it. We must have a public hearing in order to act on it.

Mr. Fanuele: Public Hearing will be July 19th.

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)

Ms. Kelly: We have a beer concession stand on our 50 x 50 foot patio.

Mr. Stolman: No approval for that so you will need to amend your site plan.

Mr. Valdati: It’s like a shed. Where will you store it in the winter?

Mr. Fanuele: We will look for the original site plan to see if there is an approval for the outdoor seating as well. Once the site plan is located you can resubmit for amended site plan approval.

10-3210 / Plant Depot – Contractor’s Yard: To discuss adding an additional contractor’s yard to rear of property located on 7.59 acres in a HB zoning district. The property is located at 1105 Route 9 and is identified as Tax Grid No. 6156-02-664986 in the Town of Wappinger. (Paggiotta)

Mr. Paggiotta: In January of 2010 we only had one contractor and since then we have added another.

Mr. Stolman: You need to amend your site plan to include multiple contractors. Show the new use and what it exactly entails. Show the parking and storage of the trucks.

Mr. Paggiotta: It will be small trucks and vans.

Mr. Fanuele: Ok, submit an amended site plan.

10-3211 / Amended Site Plan for BAC Properties, LLC: Seeking a SUP on amending their site plan for a change in use and also to include outside storage of construction supplies 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)

Present: Bill Povall, Engineer

Mr. Povall: We are here to amend our site plan for new tenants, Highland Supply. They supply utility and electrical supplies.

Mr. Stolman: They will need an emended site plan and SUP for manufacturing, per section 240-78. I believe we should also have a site visit.

Mr. Fanuele: Resubmit when you’re ready.

10-3212 / Chelsea Ridge Apartments: Applicant is seeking an amended site plan to increase the sq. ft. of 33 one-bedroom apartments of 875 sq. ft. into two-bedroom apartments with 1,250 sq. ft. The property is located at **1 Chelsea Ridge Mall** and is identified by the following **Tax Grid Nos.: 6056-01-373534,468615 & 6056-02-558539,590514 (RMF-5) & 6056-02-635539 (NB zone)** in the Town of Wappinger. (Caviglia)

- Present: Marco Caviglia, Attorney
- Mr. Caviglia: The apartment complex would like to increase by 33 apartments. They are proposing to renovate 33, two bedroom apartments into three bedroom apartments by taking the storage areas and combining them with the apartments. There will be no change in the footprint of the buildings and the sewer flow is adequate. We will show the water calculations in our submission.
- Mr. Stolman: The applicant has hit on all the key issues. We need to research the deed restrictions.
- Mr. Caviglia: At this time we have excess parking so with the addition of 33 bedrooms we just make it.
- Mr. Stolman: We will check the parking calculations and the visitor parking too.
- Mr. Caviglia: With over 100 acres we have plenty of room to expand if necessary.
- Mr. Gray: Peter Marlow of DCHD needs to weigh in that this is within the guidelines of the new plant. We will require a flow confirmation letter from DCHD.

Mr. Fanuele: Would someone please invite Emily Dozier of the County Planning Department to our July 19th meeting in regards to Hilltop Village.

Planning Board went into executive session for legal advice.

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

The meeting ended at 9:18 p.m.

Loretta Brunello, Acting Secretary
Town of Wappinger Planning Board

Audio is available in the Town Clerks Office