

Draft MINUTES

**Town of Wappinger Planning Board
January 19, 2011
Time: 7:00 PM**

**Town Hall
20 Middlebush Road
Wappinger Falls, NY**

Members Present:

Mr. Fanuele:	Chairman	Ms. Leed:	Member
Mr. Malafronte:	Member	Mr. Valdati:	Member
Ms. Bettina:	Member		

Members Absent:

Mrs. Smith:	Member
Ms. Visconti:	Member

Others Present:

Mr. Gray,	Engineer to the Town
Mr. Roberts,	Attorney to the Town
Mr. Stolman,	Planner to Town
Mrs. Roberti,	Zoning Administrator
Mrs. Dao,	Secretary

SUMMARIZED

PROJECTS DISCUSSED:

OUTCOME

Discussions:

NYCDEP Geo. Investigation	-	Discussion on 2-7- 11.
Nature Preserve/Garage	-	Resolution approved as amended.
Hughsonville Fire Department	-	Resolution approved.
WCSD Bus Parking – Phase II	-	To vote on resolution on 2-7-11.

Executive Session:

Legal matter	-	Discussion.
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New / Old Business:

Reese property	-	Applicant to submit conceptual.
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10-3214 / The Town of Wappinger will conduct a Public Hearing pursuant to Article IX, Section 240-87 of the Town Law on the application of **NYCDEP Geotechnical Investigation**. The applicant is seeking approval for their site plan to include borings located on the Shaft 6 property. 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)(PH opened and closed on 1-19-11)

Present: James Canale NYCDEP Engineer

Mr. Fanuele: The first item on the agenda is a public hearing. Please give us an overview and see if there are any questions from the public.

Mr. Canale: We want to talk about the upcoming project for geotechnical investigation. We want to put in 3 deep bore holes that are 700 feet and 4-8 inch in diameter. This will take about 4 weeks working Monday – Friday from 8:00am to 4:00pm. There will be one month investigation in the holes. Possibly 4-6 months. During that time a number of shallow borings 30-40 and up to 80 feet deep in investigate the soil and see the location of bedrock. A rig is used and noise is the biggest concern. A hydraulic motor to drive the drill down into the surface and a curtain fence will be used.

Mr. Stolman: You're speaking about 50 decibels; a lawn mower would be about the same.

Mr. Fanuele: Does anyone from the public have any comments?

Ms. Smart: How far from the property line will this be?

Mr. Canale: The closest one is #12. It is 405 feet from your house and about 100 feet from your property line.

Ms. Smart: Where is the existing parking lot? Where is the hole?

Mr. Canale: At the far end of the parking lot is where #12 will be. #11 is at the North end of the property. # 13 is where the small white was.

Ms. Smart: Thank you.

Mrs. Anderson: I live at 198 River Road North. I have a couple concerns. In your environmental impact study the parameters had to deal with noise, sound and work hours. I find it hard to believe that the drilling will be at the same noise level as our conversation. So far up to today, nothing has been this quiet. There are many trucks. The noise of the backing up beeping will wake me up at 6:45am in the summer. The hours are supposed to be 8:00am to 4:00pm. Nothing starts at that time.

Mr. Canale: The trucks will come on the other side of the property.

- Mrs. Anderson: You all have been helpful in answering my questions. Sun-up dump trucks drive by at 40 mph. Someone will get hurt. The speed limit is not safe with those trucks. 20 trucks per day is not what was quoted.
- Mr. Skip: I live at 179 River Road. Will there be any dust that will affect us?
- Mr. Canale: This is not a dust type job. Any dust will be hosed down. The work is 100's of feet in the ground.
- Ms. Leed: The building department is responsible for monitoring and enforcing the parameters?
- Mr. Stolman: The noise monitoring plan should have reports. The hours of operation will be in the resolution.
- Mr. Page: All trucks are included in the noise analysis.
- Ms. Leed: The tunnel goes under the properties. Is there any protection from the water?
- Mr. Canale: The truck rigs can close the pipe off if needed.
- Mr. Malafronte: Does any surrounding properties have septic and well? Drilling can impact the wells or septic.
- Mr. Canale: We do testing to prevent it.
- Mr. Smart: I live at 2187 Route 9D. Are these boring locations to see where to put the shaft? Is it possible a by-pass boring will become the new shaft?
- Mr. Canale: We may need a shaft over the existing the existing tunnel. If we do need a boring over the tunnel we will look into it.
- Mr. Smart: You're saying you can't answer the question.
- Mr. Canale: We just don't know yet.
- Ms. Smart: You have almost 20 acres of land. You could move farther away.
- Mr. Canale: There is a hill there.
- Ms. Smart: You chose the spot 100 feet away because it is over the existing tunnel. There looks like other spots you can use.
- Mr. Canale: A year from now when we come back for site plan approval we will be more intelligent.

- Mr. Fanuele: Planning hasn't been done for the basic tunnel. This information they get from the borings will help them determine where the tunnel will be.
- Mr. Skip: Why are we wasting time doing borings if we don't know where the shaft is?
- Mr. Canale: The borings will give us information to show where the shaft is. #11 shaft will connect to the existing tunnel.
- Mrs. Anderson: Will we be notified when the equipment will be coming, so I won't get stuck in or out of my driveway?
- Mr. Fanuele: We can put it into the resolution.
- Ms. Leed: Is there any buffer?
- Mr. Roberts: This is preliminary work.
- Mr. Malafronte: Do you have any data on the vibration.
- Mr. Canale: There is no vibration hammer. It's a core. You will see the shaft and pumping fluid (mud).
- Mr. Malafronte: So there won't be any vibration.
- Mr. Fanuele: Is there anyone else that would like to speak? Seeing nobody, can we close the public hearing?
- Mr. Valdati: Motion to close the public hearing.**
- Ms. Leed: Second the motion.
- Vote: All present vote aye.
- Mr. Fanuele: This is preliminary so they will know where to do the borings.
- Mr. Page: When should we come back?
- Mr. Stolman: Do all your homework. Make the submission deadline.
- Mr. Canale: The package should be in by the end of next week. We want to make the February 7, 2011 agenda.
- Mr. Fanuele: If you're not ready, the first Monday in March is the next meeting.

10-3213 – Nature Preserve/Garage: To vote on amending the site plan to include a detached two-car garage next 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)(Day)

Present Jason Morris Engineer

Mr. Stolman: Kurt Kuehner is the manager of the LLC. A correction needs to be made in the resolution.

Mr. Valdati: Motion to move the resolution as amended.

Ms. Leed: Second the motion.

Vote: All present vote aye.

09-3192 / Hughsonville Fire Department – To vote on amending their site plan to change the previously approved parking totals. The property is located at **88 Old Hopewell Road** and is identified as **Tax Grid No. 6157-01-075577** in the Town of Wappinger. (Silkworth)

Ms. Leed: Motion to move the resolution.

Mr. Malafronte: Second the motion.

Vote: All present vote aye.

Mr. Fanuele: Motion to go into executive session.

Mr. Valdati: Motion to come out of executive session.

Mr. Malafronte: Second the motion.

Vote: All present vote aye.

10-3197 / WCSD Centralized School Bus Parking – Phase II– To discuss changes to the approved 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)

Present Bill Povall Engineer
Dan Petigrow Attorney for WCSD

Mr. Petigrow: We're here to discuss modification on the site plan that the PB had approved for the bus facility. There was a question concerning the cost on whether the lighting improvement project requiring underground utility verses a proposal from Central Hudson to lease the poles. The PB wanted some information on that. We received some quotes. One quote we got for \$45,000 from an electrical contractor. With trenching and wiring it would cost \$87,000 of tax payer funded money. The School district needs voter approval. Plans need to be submitted by the State Engineer Dept. A competitive bid will add 10% to 20%. It will cost \$95,000 to \$100,000 for a 3 year lease. The total cost with Central Hudson would be about \$29,000.

Mr. Fanuele: Will there be only lights on the poles?

- Mr. Povall: Surface mounted heaters also on the poles.
- Mr. Roberts: Which poles?
- Mr. Povall: 20 poles. A certain amount of busses need to be plugged in.
- Mr. Roberts: In the future you will be adding underground utilities for the heaters.
- Mr. Broas: The older busses need to be plugged in. They will be parked closer to the poles.
- Mr. Malafronte: But, the other thing is will there be no maintenance going on at that site when your guys are there?
- Mr. Broas: No major repairs. There will be DOT inspections.
- Mr. Fanuele: How long will you need the lights on?
- Mr. Broas: All night for security.
- Mrs. Roberti: When we first met you said there were no poles at the far end. Are you removing them?
- Mr. Broas: Yes.
- Mrs. Roberti: That should be taken care of tonight as well as landscaping.
- Mr. Povall: Phase 2, we're ready to submit for signature. We are submitting these changes.
- Mr. Stolman: Are you removing a couple of light poles?
- Mr. Povall: Yes.
- Mr. Valdati: We are thinking of accommodating you because you are a government agency. This would be an exception. You made a good case for only 3 years. You will remove the poles when you leave. It sounds like a reasonable plan.
- Mr. Stolman: The old resolution needs to be amended and can be adopted at the next meeting.
- Mr. Povall: That wouldn't require a new short form.
- Mr. Stolman: On the latest plan it doesn't show the above ground light poles.
- Mr. Petigrow: Thank you for your time.
- Mr. Fanuele: We will vote on the resolution on February 7, 2011.

New / Old Business

Reese Property

- Mrs. Roberti: I sent you a memo about a week ago. They would like to come in and meet the professionals and to go over with them a possible proposal of an 18 lot subdivision. They put up \$5,000 escrow in anticipation of your approval.
- Mr. Valdati: The traffic on Route 9D and Old Hopewell Road can get backed up in all directions. It is a major concern. What is the potential for water for Tall Trees. I have no problem with them meeting with the Town Board. Do applicants usually meet with the professionals?
- Mr. Roberts: We don't approve. We discuss technical issues for example traffic.
- Mr. Fanuele: If the consultants agree and we don't, where does it stand?
- Mr. Valdati: We haven't seen the project.
- Mr. Gray: I think this is more of procedural, example SEQR.
- Mr. Stolman: It's simply a matter of order. The professionals can give us their opinion.
- Mr. Valdati: If they show the professionals then us, we can have a different perspective of the project.
- Mr. Fanuele: All they have to do is come in for a conceptual.
- Ms. Bettina: I think they should follow procedure and come into the planning board.
- Mr. Valdati: We will get the plans and info before we see them at the planning board meeting.
- Mr. Stolman: Normally you don't set up an escrow account for a conceptual, but they did.
- Mr. Valdati: So let it be written, so let it be done.
- Mr. Fanuele: We want them to come into the PB for a conceptual.
- Mr. Stolman: We know nothing about the Reese Subdivision. They might be looking for average density for part of the property.
- Mr. Roberts: We are not meeting alone. We will meet together.
- Mrs. Roberti: A conceptual can be made pretty quickly.

Ms. Leed: **Motion to adjourn.**
Ms. Bettina: Second the motion.
Vote: All present voted aye.

The meeting ended at 8:30 p.m.

Respectfully submitted,

Susan Dao, Secretary
Town of Wappinger Planning Board