

MINUTES

Town of Wappinger Planning Board
April 4, 2011
Time: 7:00 PM

Town Hall
20 Middlebush Road
Wappinger Falls, NY

Members Present: Ms. Bettina: Member Ms. Visconti: Member
Mr. Malafronte: Member Mr. Valdati: Member
Mrs. Smith: Member Ms. Leed: Member

Members Absent: Mr. Fanuele: Chairman

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:

Public Hearing:

Hackensack Professional Building
Andlyn Associates Inc

OUTCOME

- Public Hearing, Discussion 4-18-11.
- Public Hearing, Discussion 4-18-11.

Discussions:

Obercreek Subdivision and Lot Line Re-alignment
Ribs and Fish Front Façade
Performance Motors
Brundage Site Plan

- Resubmit & circulate for Lead Agency.
- To vote on resolution on 4-18-11.
- Approve resolution as amended.
- Site visit on 4-9-11& Discussion on 4-18-11.

New / Old Business:

Public Hearing:

08-3170 / Hackensack Professional Building: To discuss a proposed 11,981 sf office building on 2 acres in a GB Zoning District. The property is located on **New Hackensack Road** and is identified as **Tax Grid No. 6259-03-101039** in the Town of Wappinger. (Gillespie) (PH opened and closed on 4-4-11)

Present: Mike Gillespie Engineer

Mr. Valdati: **Motion to open the public hearing.**

Ms. Leed: Second the motion.

Vote: All present voted aye.

Mr. Gillespie This is a public hearing for Hackensack Professional Building located at the intersection of Jackson Road and New Hackensack Road, both county roads. The proposed building will be on 2.0 acres of land. We are proposing a 2 story, 11,980 square foot building. It will be used as a professional office building. Access will be at the corner of Jackson Road and New Hackensack Road. Andlyn Associates will use the same driveway. The site is level then runs up hill. The back is commercial property. The Planning Board wants a buffer. Providing trees as a site line profile was suggested by Bob Gray. We are proposing 40 parking spaces up the right side to serve the rear building at elevation. Central Hudson easement runs along the right hand side.

Ms. Bettina Are there any questions from the public?

Ms. Visconti: **Motion to close the public hearing.**

Mr. Valdati: Second the motion.

Vote: All present voted aye.

Mr. Gillespie: The floor plan is provided.

Ms. Bettina: We will wait to talk at the next meeting.

Mr. Gillespie: Thank you.

11-3225 / Andlyn Associates Inc.: To discuss a proposed relocation of the existing entrance onto New Hackensack Road. This parcel is .873 acres in a GB Zoning District. The property is located at **210 New Hackensack Road** and is identified as **Tax Grid No. 6259-03-107069** in the Town of Wappinger. (Gillespie) (PH opened and closed on 4-4-11)

Present: Mike Gillespie Engineer

Mr. Valdati: **Motion to open the public hearing.**

Ms. Smith: Second the motion.

Vote: All present voted aye.

- Mr. Gillespie As mentioned in the first project, the access driveway currently runs off New Hackensack Road. Side improvements will be made for Andlyn. An easement will be dedicated to Andlyn and New Hackensack Professional Building.
- Mrs. Smith Can I ask a question about that driveway? Is the driveway towards the traffic light more?
- Mr. Gillespie The driveway for Andlyn is gone. Access will be through the New Hackensack Professional Building driveway.
- Ms. Visconti Will you be presenting this to the attorney for agreement?
- Mr. Gillespie Nick Delucia owned the rear.
- Ms. Visconti: Motion to close the public hearing.**
Ms. Smith: Second the motion.
Vote: All present voted aye.
- Mr. Stolman I just got the submission. I'll see you on the 18th of April.

Discussions:

11-5159 / Obercreek Subdivision and Lot Line Re-alignment: To discuss a proposed 13 lot subdivision and lot line re-alignment on 32.95 acres in an R-40/80 zoning district. The property is located on **New Hamburg Road & Marlerville Road** and is identified as **Tax Grid No. 6057-02-997768/ 6157-01-030738** in the Town of Wappinger. (Chazen)

Present: Richard Chazen Chazen Engineering
Chris Viebrock Chazen Engineering
Jennifer Vantine

Ms. Vantine: We were last here before the board on February 7th. At that time we discussed a conceptual farm into an average density subdivision. Generally speaking, the board talked about small houses with architecture similar to farm houses placed in a manner that would fit in with the placement of homes in the neighborhood was a good idea. We addressed comments with zoning. First of all, we had the zoning lot size wrong, we thought that it was 20,000 square feet and we talked to the Zoning Administrator and it turns out that the minimum lot size is actually 40,000 square feet. What that has accomplished is giving the placement of the homes a little more breathing room. This has addressed Victor Fanuele's comment that the driveways were too close to the houses. Under this layout there will be more spaces between the houses and driveways and fewer shared driveways. There is a slight decrease in the amount of open space we have. Mr. Fanuele was also concerned that when the farm vehicles would have difficult accessing. The plan now proposes an easement for farm vehicles to come to and from the barn of Alex Reese's property. The dirt form the access

road is defined as an easement. Fine tuned during review. There has been an update regarding water and sewer. As you may recall we had originally come in to you in February thinking that we were going to approach tri-municipal. There have been some meetings with Dutchess County Health Department to explore a more low-key agricultural level sustainable, innovative approach to waste water.

- Mr. Chazen: Discussed shared community septic which may be on this property. He also discusses ownership of Dutchess County Board of Health and might like to see more of this.
- Ms. Leed: Has that been done in Dutchess County?
- Mr. Chazen: It has, in a couple of locations. Pete Marlow cited one in Stanford and I forget where the other one was.
- Ms. Leed: In new or older designs?
- Mr. Chazen: In the last five years I believe and they are operating well.
- Ms. Leed: What about water in the wells?
- Mr. Chazen: It would be individual wells.
- Ms. Vantine: I ask for board to seek Lead Agency. We will address individual access to shared driveway. We would like to get any further comments the Board has. The goal is to use innovation to allow open space.
- Ms. Visconti: Is the town okay with the package Sewer plants? I thought we weren't doing that.
- Mr. Roberts: This s a septic system. Discharge to the ground is not a water course.
- Ms. Visconti: What is this 15 lots in Mr. Gray's comments?
- Mr. Reese: Only one other lot wants to share the septic.
- Mr. Viebrock: Alex owns the house now. There is only a lot line adjustment.
- Ms. Leed: Is this an organic farm?
- Mr. Reese: It used to be a dairy farm then became, corn, and cattle. Bob Baisley is paying common ground for farm and has some cattle on it. It is organic. This will feed over 100 families. I see this in the future. It's been organic ever since I've been around.
- Ms. Visconti: Is there an historic register to send off to the residence? Does the Planning Board want a

common driveway?

Mr. Valdati: The residents need to be able to sustain the driveway. The shared driveways are environmental sound.

Mr. Chazen: Shared driveways reduce ground water run off.

Ms. Visconti: I went to a class at the Cooperative extension, and they favor shared driveways. You are addressing all the comments.

Mr. Valdati: Looks like it's been refined to a better plan.

Mr. Chazen: Six shared driveways.

Mr. Valdati: These owners have to maintain the driveways.

Mr. Chazen: Your Town codes require driveways to be 18 foot wide and paved. We are asking you to considering a narrower width and not paving.

Mr. Vantine: We are looking at storm water drainage and environment concern.

Ms. Visconti: Cooperative extension would rather have permeable driveways.

Ms. Vantine: It's too early to consider at this time.

Mr. Valdati: I feel it's an appropriate time to circulate for lead agency.

Mr. Valdati: I make a motion for the Planning Board to declare ourselves for lead agency.

Ms. Bettina: I second the motion.

Roll call:

Mrs. Smith: Aye.

Ms. Bettina: Aye.

Ms. Leed: Aye.

Ms. Visconti: Aye.

Mr. Valdati: Aye.

Mr. Malafronte: Nay.

Ms. Vantine: Thank you.

11-3226 Hudson Ribs and Fish Front Façade: To discuss changes to the front façade of the building located on 2.74 acres in an HB zoning district. The property is located on **1099 Route 9** and is identified as **Tax Grid No. 6156-02-690971** in the Town of Wappinger. (Cappelli)

Present: Al Cappelli Engineer

- Mr. Cappelli: We are proposing a new front façade. We have photos of before. We are adding a roof, taking off a lighthouse, and add a widow's walk on top. The building will be re-shingled, replacing windows with picture windows, raised panels, and a canvas awning to the front door of the old part. There will be architectural lolly columns. The other facade will not be touched.
- Ms. Leed: Will this be over the old siding?
- Mr. Cappelli: No, we will remove and replace the siding.
- Mr. Roberts: No change in foot print.
- Mr. Valdati: No height change?
- Mr. Cappelli: It will remain all the same.
- Mrs. Smith: Will there be signage?
- Mr. Cappelli: The sign will be oval shaped and moved to the front. There will be a goose neck to light under canopy lights. No other lights.
- Ms. Visconti: Did you see the comments from Dutchess County Planning?
- Ms. Leed: Is this a fake dormer?
- Ms. Bettina: The widow's peak will not be in use?
- Mr. Cappelli: False. No storage.
- Mrs. Smith: Is there a gazebo?
- Mr. Cappelli: That is off. We are not doing that now. We are just doing the façade, no patio.
- Ms. Bettina: The sign that's there now, will it be changed?
- Mr. Cappelli: No change.
- Ms. Visconti: Mr. Gray, are there any engineer concerns?
- Mr. Gray: My letter states no concerns.
- Ms. Leed: You will be getting a building permit?

Mr. Cappelli: Yes we will be getting a building permit.

Ms. Visconti: I make a motion to wave the public hearing.

Mr. Valdati: I second the motion to authorize a resolution and wave the public hearing.

Roll call:

Mrs. Smith: Aye.

Ms. Bettina: Aye.

Ms. Leed: Aye.

Ms. Visconti: Aye.

Mr. Valdati: Aye.

Mr. Malafronte: Aye.

10-3200 / Performance Motors – To vote on 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)(PH opened and closed on 2-7-11)

Present: Phil DiNonno Representative

Mr. Stolman: The planning board had to establish itself as lead agency.

Mr. DiNonno: Page five (d) the plans showed to shift the building thirteen feet if DEC didn't approve. It is not required so the building is not moving. We have our DEC permit for six weeks.

Ms. Visconti: Amend the resolution.

Mr. Stolman: Page five (e) is coming out. Leave army corp. and DEC permit needed.

Ms. Visconti: I motion to approve the amended resolution.

Mr. Valdati: I second the motion.

All present voted aye.

10-3216 / Brundage Site Plan - To discuss their site plan and SUP 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)(LA)

Present: Jason Morris Day Engineering

Mr. Valdati: The bouncy thing is a distraction on the Brundage Site. They are in front of the ZBA for a monument sign in the front yard setback. And this bouncy thing is only five feet back from the sign.

Mrs. Smith: How many bounce houses are there?

Mrs. Roberti: How tall is the bounce house?

- Mr. Morris: 13 feet by 13 feet by 13 feet.
- Ms. Bettina: How far behind the sign will it be?
- Mr. Morris: About five feet.
- Mr. Valdati: Basically, where it is now on 9D.
- Mrs. Smith: How many signs are there?
- Mr. Morris: Two signs.
- Ms. Visconti: Has the planning board done a site visit?
- Ms. Bettina: I think a site visit would be good.
- Mr. Morris: I can have it in place and you can drive by on your own time.
- Ms. Bettina: Leave it up from Friday to Saturday.
- Mr. Valdati: Is the pad there now?
- Ms. Bettina: You need to see it up.
- Ms. Visconti: Saturday 9 a.m. meet Ms. Bettina.
- Mr. Valdati: Other places that rent these do not display them outside.
- Mr. Roberts: In front of Osborne Hill, they open to clean after use.
- Mr. Stolman: Take into consideration the town doesn't allow morning displays.
- Ms. Bettina: Route 9D is a very busy road. Cars travel about 45 mph.
- Mr. Valdati: I'm going to do a site visit tomorrow.
- Ms. Visconti: We are asking if it should be allowed at all. These people don't need to see it up.
- Ms. Leed: We do allow bulldozers to display.
- Mr. Valdati: Mr. Brundage is also trying to legalize the second home.
- Mrs. Smith: How long until they have two or three bouncy houses?

- Mr. Stolman: The use is judgment for distraction.
- Ms. Bettina: Where does he clean them?
- Mr. Morris: He cleans them in the rear. This bouncy house is for advertising.
- Ms. Leed: Is there any code against the color or size?
- Ms. Visconti: I prefer not to allow a bouncy house.
- Mr. Stolman: Go out and look at it.
- Ms. Bettina: Let's see for ourselves.
- Mrs. Roberti: There should be a time limit to put it up.
- Mr. Valdati: Put it up Friday night and I'll be there 6:30 a.m. on Saturday.
- Mr. Morris: It will be put up Friday night.
- Mr. Roberts: There should be a motion to allow the bounce house to be put up for the site visit.
- Ms. Visconti: Motion to place the bounce house Friday night and remove it by noon on Saturday.**
- Ms. Bettina: I second the motion.
- Roll call:
- Mrs. Smith: Aye.
- Ms. Bettina: Aye.
- Ms. Leed: Aye.
- Ms. Visconti: Aye.
- Mr. Valdati: Aye.
- Mr. Malafrente: Nay.
- Mr. Malafrente: Nothing in the rules says you can't have it.
- Ms. Visconti: This is a site visit. Then we come back and make a decision.
- Ms. Bettina: They have smaller bounce houses.
- Mr. Morris: Mr. Brundage doesn't have smaller ones. Is there lead agency?
- Mr. Stolman: Lead agency was sent. Mrs. Dao please check on that.
- Mr. Valdati: I motion to declare ourselves lead agency.**
- Ms. Visconti: I second the motion.

All present voted aye.

Mr. Roberts: We need to make a decision what can and can't be done.

New / Old Business:

Mr. Gray: We can set the planning board members' tables L-shaped.

(Discussion took place referencing moving tables and chairs.)

Mr. Valdati: Motion to have a letter from the Planning Board to the Town Board to supply swivel chairs.

Ms. Bettina: Second the motion.

Vote: All present voted aye.

Ms. Visconti: Motion to adjourn.

Ms. Bettina: Second the motion.

Vote: All present voted aye.

The meeting ended at 8:00 p.m.

Respectfully submitted,

Susan Dao, Secretary
Town of Wappinger Planning Board