

MINUTES

Town of Wappinger Planning Board
May 16, 2011
Time: 7:00 PM

Town Hall
20 Middlebush Road
Wappinger Falls, NY

Members Present:

Mr. Fanuele:	Chairman	Ms. Visconti:	Member
Mr. Valdati:	Member	Ms. Bettina:	Member
Mrs. Smith:	Member	Ms. Leed:	Member

Members Absent:

Mr. Malafronte: Member

Others Present:

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

SUMMARIZED

PROJECTS DISCUSSED:

OUTCOME

Discussions:

Scorin	- To vote on resolution on 6-6-11.
Bob Emig Const. Subdivision	- PH on 6-6-11.
Silver Fox Estates	- Approved as amended
Farm to Table Bristo	- Approve resolution
St. Gregory Church	- Approve resolution
Nathans famous Outdoor Seating	- Approved resolution
Friendly Motorcars	- Approved resolution

Miscellaneous:

La Fonda Del Sol	- Applicant must re-apply to connect to Tri-Municipal
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New / Old Business:

Chapel of Sacred Mirrors	- Meeting on site May 21, 2011
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10-3218 / Scoring (former Van Benschoten Site Plan) - To discuss their site plan and Special Use Permit for an indoor commercial recreation facility on 3.81 acres in the AI Zoning District. The property is located on **Airport Drive** and is identified as **Tax Grid No. 6259-02-644502** in the Town of Wappinger. (Gillespie) (Public hearing opened and closed March 21, 2011)

Present Mike Gillespie Engineer

Mr. Gillespie: Our last meeting was a public meeting. It was opened and closed. We addressed the comments from both Mr. Gray and Mr. Stolman's office. The Planning Boards concern was the traffic. The previous use was for contractor and storage. When compared to a recreation center, the traffic is different. The time frame is more dispersed. The prior use traffic peaked in the morning and afternoon. This use now would be spread over a wider time.

Mr. Stolman: We agree with the analysis.

Mr. Gillespie: The Board also had a concern with the parking lot. We provided a raised sidewalk and a crosswalk for pedestrians.

Ms. Visconti: What is the size of the island?

Mr. Gillespie: The island in the parking lot is small. We changed the traffic pattern and opened it up for a two way traffic. The front island just protects and controls traffic. It will be painted white to be visible.

Ms. Visconti: The signs are ok navy blue with orange. The small island for safety is ok.

Mr. Stolman: I agree.

Ms. Visconti: The traffic was changed from one way to two ways.

Mr. Fanuele: Is there any other comments. Shall we direct David to prepare a resolution?

Mr. Valdati: Motion to move the resolution.

Ms. Bettina: Second the motion.

Vote: All present voted aye.

11-3230/ Bob Emig Construction Corp. Subdivision – To discuss a proposed 2 lot subdivision on 3.02 acres in an R-40 Zoning District. The property is located at **264 Cedar Hill Rd** and is identified by **Tax Grid No. 6257-03-368048** in the Town of Wappinger. (Gillespie)

Present Mike Gillespie Engineer

- Mr. Gillespie: A few weeks ago we were in front of the Planning Board for a conceptual on a two lot subdivision on Cedar Hill Road. This is located across from Theresa Blvd. There is an existing house there now. I received a letter for site distance from both Mr. Foster and Mr. Stolman. The site distance from the right is about 450 feet and to the left is almost 400 feet. There is a right of way dedication to the Town. Two months ago there were people living in the house. Mr. Stolman's letter says the steps are gone from the front of the house. We are proposing a small addition.
- Ms. Visconti: The house is not going to be demolished. You are repairing the existing house, that requires a building permit. Are the utilities underground?
- Mr. Gillespie: All the utilities are in the ground. There is a pole at the location.
- Ms. Leed: Is the first driveway staying in the same location?
- Mr. Gillespie: The old driveway will be removed. The addition incorporates with the garage.
- Mr. Stolman: It should be noted that the existing driveway will be removed, top soiled, mulched and seeded.
- Mr. Roberts: In Mr. Stolman's report it indicates there is no entrance to the front door on the existing home. The plans show a stoop and stairs. Is that the current condition or was it the prior condition?
- Mr. Gillespie: When the survey was done that was there. Since then it was removed.
- Mr. Valdati: The site distance seems to be an issue.
- Mr. Gillespie: We are proposing to remove a few trees. We will replace them elsewhere.
- Mr. Stolman: You will have to show us what you propose taking down.
- Ms. Visconti: You're trying to show us you have enough trees.
- Mr. Gillespie: Mr. Foster requires 25 feet from the center line to remove trees.
- Mr. Valdati: As long as the site distance is ok, I have no comments.
- Ms. Visconti: Set a public hearing to see if the neighbors have any concerns.
- Mr. Fanuele: Public hearing set for June 6, 2011.

11-5160 Silver Fox Estates: To vote on a proposed 6 lot subdivision in an R-40 zoning district on 10.89 acres. This parcel is located on **Scotse Road and Losee Road** and is identified as **Tax Grid No. 6157-02-892694** in the Town of Wappinger. (Paggi) (Public hearing opened and closed May 2, 2011.)

Present Jamie McNiff Engineer

Ms. McNiff: Two weeks ago Mr. Paggi was here for the public hearing. This week I am here for you to decide on a resolution that Mr. Stolman gave me tonight.

Ms. Visconti: Tell us what you revised.

Mr. Stolman: I revised the resolution, based on Mr. Gray and Mr. Paggi's conversation. Page 3, there is no stone wall. Page 7, the storm water facilities have no maintenance. The town maintains the roads and storm water facilities.

Mr. Gray: Generally, storm water and ponds with vegetation takes 2 – 3 years to see if the plants take. There is no need to wait because this is underground. On page 8, please strike that the hydrants have to be inspected. There are no hydrants.

Mr. Valdati: **Motion to approve the amended resolution.**

Mrs. Smith: Second the motion.

Vote: All present voted aye.

11-3232 / Farm to Table Bistro – To vote on a change of use to include restaurants for a proposed bakery - restaurant in an existing 3,810 sq. ft. building on 9.91 acres in a HB Zoning District. The property is located at **1083 Route 9** and is identified by **Tax Grid No. 6156-02-710924** in the Town of Wappinger. (Lawrence)(Paggi)

Mr. Valdati: **Motion to approve the resolution.**

Ms. Visconti: Second the motion.

Vote: All present voted aye.

11-6025PP / St. Gregory the Theologian Orthodox Church. To vote on a change to their approved site plan, to make revisions to the building design and project phasing, of a one story Fellowship Hall. The property sits on 3.27 acres in an R-40 zoning district and is located at **1500 Route 376** and identified as **Tax Grid No. 6259-04-715115** in the Town of Wappinger. (Hibbs) (Public hearing opened and closed May 18, 2009.) (Final approval granted on June 1, 2009)

Mr. Valdati: **Motion to approve the resolution.**

Ms. Visconti: Second the motion.

Vote: All present voted aye.

11-3229 / Nathans Famous Outdoor Seating: To vote on a change to an approved on 8-19-02 site plan for Arby's Restaurant to add outdoor seating. This parcel is 1.32 acres in a HB Zoning District. The

property is located at **1491 Route Road** and is identified as **Tax Grid No. 6157-02-600971** in the Town of Wappinger. (LaBarbera)(PH waived 5-2-11)

Mr. Stolman: Nathans did not have as many parking spaces as they thought. They agreed to reduce the number of seating to 36.

Ms. Visconti: Motion to approve the resolution.

Ms. Bettina: Second the motion.

Vote: All present voted aye.

09-3191/4040 / Friendly Motorcars: To vote on changes to the amended site plan for a 18,171 sf addition, 44 additional parking spaces and renovations to the existing dealership which is located on 5 acres in an HB Zoning District. The property is located at **134 Old Post Road** and is identified as **Tax Grid No. 6157-04-633403** in the Town of Wappinger. (Ostrow)(PH opened on 1-20-10, closed on 3-1-2010.)

Mrs. Roberti: Mike Ostrow came into my office today. He agrees with the resolution.

Ms. Visconti: Motion to approve the resolution.

Ms. Bettina: Second the motion.

Vote: All present voted aye.

Miscellaneous:

La Fonda Del Sol: Discussion on the connection to Tri-Municipal.

Mr. Roberts: La Fonda Sol wasn't in the water district in 2002. They were approved and given a resolution to connect. Do you want the new law to apply?

Mr. Fanuele: I think the new law should apply.

Mr. Roberts: In 2002 they received permission to connect. Unless the Town Board wants to revisit the connection of water and sewer.

Ms. Visconti: This is similar to the request for Wappinger Farms. They have preliminary. The circumstances have changed. A few years ago I had \$50,000 in floor damage. Wappinger Farms have a sign that's not allowed that says "19 lot subdivision – Buy land" They are asking for an extension. I will recuse myself from voting. A swale might work.

Mr. Valdati: If they are granted under the existing laws, do they still apply.

Ms. Bettina: Is there a time limit?

Mr. Valdati: The current law be observed?

Mr. Roberts: Mrs. Roberti pointed out conditional to get within a year. Extension should be condition buy in fee.

Ms. Visconti: Motion to approve the resolution buy in fee.

Ms. Bettina: Second the motion.

Vote: All present voted aye.

New / Old Business:

Set site visit for Chapel of Sacred Mirrors.

Mrs. Roberti: I will call & set up an appointment with Al Cappelli for Saturday May 21, 2011 at 9:00am.

Mr. Valdati: Can Mrs. Dao request to be put on the Town Board agenda to discuss swivel chairs for the Planning Board members?

Mr. Valdati: 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