

MINUTES

Town of Wappinger Planning Board
October 17, 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		

Members Absent:

Mr. Malafronte:	Member
Ms. Leed:	Member

Others Present:

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

SUMMARIZED

PROJECTS DISCUSSED:

OUTCOME

Discussions:

Odyssey Diner	- To resubmit.
Cervalis, LLC – Dr Generator	- Approved to wave PH.

Extensions:

Hughsonville Auto Body Site Plan	- Granted extension to April 30, 2012.
----------------------------------	--

Miscellaneous:

St. Gregory Orthodox Church	- Approved as amended.
-----------------------------	------------------------

Presentation:

NYCDEP Shaft 6	- Discussion of noise study.
----------------	------------------------------

Mr. Valdati: Motion to approve the minutes for September 19, 2011.

Ms. Bettina: Second the motion.

Vote: All present voted aye.

Discussions:

11-3241 / Oddysey Diner – To discuss amending the approved site plan (formally Pizza Hut) to convert to a proposed diner on 1.22 acres in an HB Zoning District. The property is located at **1515 Route 9** and is identified by **Tax Grid No. 6158-04-572057** in the Town of Wappinger and **Tax Grid No. 6158-19-569062** in the Village of Wappinger (Gillespie)

Present Mike Gillespie - Engineer
 Paul Varanouskas – Architect

Mr. Gillespie: Discussed the need to extend the building by 160 sq. ft to accommodate a refrigerator and freezer. The Diner has a long term lease and a commitment to make some large scale improvements to the building. There is no change of use.

Mr. Varanouskas: Some background on this building is there is a large open seating area with an old kitchen and bathrooms. (Displaying a map of the existing view of the façade). There is a big change of the façade with a higher pitched roof. There will be an entry tower with a small canopy and a clock.

Mr. Gillespie: Discussed upgrades and asked for inputs and comments.

Mr. Valdati: Will the requested 160 sq. ft. take up any parking?

Mr. Gillespie: No it would not.

Questions went back and forth about exterior details of the diner.

Mr. Stolman: Signage discussion. The Planning Board can be flexible.

Mr. Gillespie: There are 63 spaces +/- . They were never all used. We only need 46 spots.

Mrs. Smith: What is the capacity of the restaurant?

Mr. Gillespie: 136 seats.

Ms. Bettina: How many handicap spots?

Mr. Gillespie: 2 Spots.

Mr. Fanuele: I don't have a problem with the extension for the refrigerator or the sign.

Mr. Valdati: Can you come back with the costs of sidewalks?

Mr. Gillespie: Yes, thank you.

11-3242 / Cervalis, LLC – Dr Generator – To discuss amending an approved site plan to add an additional emergency generator dedicated to an existing office space on 22.5 acres in a PI Zoning District. The property is located at **155-179 Myers Corners road** and is identified by **Tax Grid No. 6258-03-350303** in the Town of Wappinger (Spectra)

Present Mike Constatino – Owner of Cervalis
Mr. Paul Adel – Engineer
Chuck Gank – Property Owner

Mr. Adel: We received the comments from Mr. Stolman and addressed them in a letter. With a resubmission of plans we are looking for approval.

Mr. Valdati: How often do you have an emergency to use the generator?

Mr. Constatino: # Times we lost power in 2003 for 9 hours. And a snow storm for 5 hours. It was a major expense. Our IT customers use it to backup the computer data enter and Disaster Recovery

Ms. Visconti: Mr. Stolman, if we want to wave the Public Hearing, can we?

Mr. Stolman: Yes.

Ms. Visconti: Motion to wave the PH. and have Mr. Stolman prepare the resolution.

Ms. Bettina: Second the Motion.

Roll call:

Mrs. Smith: Aye.

Ms. Bettina: Aye.

Ms. Visconti: Aye.

Mr. Valdati: Aye.

Mr. Fanuele: Aye.

Ms. Leed: Absent.

Mr. Malafrente: Absent.

Ms. Visconti: Amend the motion to wave the PH and allow Mr. Stolman to prepare the resolution and approve the signing of the resolution.

Mr. Valdati: Second the Motion.

Roll call:

Mrs. Smith: Aye.

Ms. Bettina: Aye.

Ms. Visconti: Aye.

Mr. Valdati: Aye.

Mr. Fanuele: Aye.
Ms. Leed: Absent.
Mr. Malafronte: Absent.

Mr. Adel: Thank you.

Extensions:

07-3144/4032 / Hughsonville Auto Body Site Plan – The applicant is seeking their first 6-month extension. This extension would begin on November 2, 2011 and expire on April 30, 2012 for final amended site plan approval that was granted on November 1, 2010. 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)(Final amended site plan approved on November 1, 2010)

Mr. Valdati: Are they doing business?

Mrs. Roberti: A summons was issued. They have a ticket in court. They need to get plans from the engineer.

Mr. Valdati: They shouldn't be working without proper approvals. They should get a shorter extension.

Ms. Bettina: I don't think he should get a 6 month extension.

Mr. Valdati: It should be 3 months not 6 months.

Mrs. Roberti: You can have him put a bond during the winter.

Mr. Valdati: Motion to grant an extension to April 30, 2012.

Mrs. Smith: Second the Motion.

Roll call:

Mrs. Smith: Aye.

Ms. Bettina: Aye.

Ms. Visconti: Aye.

Mr. Valdati: Aye.

Mr. Fanuele: Aye.

Ms. Leed: Absent.

Mr. Malafronte: Absent.

Miscellaneous:

St. Gregory Orthodox Church: To discuss changing placement of existing shed. The property is located at **1500 Route 376** and is identified by **Tax Grid No. 6259-04-715115** in the Town of Wappinger.

Present Father Alex Vinogradov

Father Vinogradov: We want to grade adequately to complete phase 1 and for proper drainage we need to move the shed that has been there for 12 years.

Mr. Fanuele: How far is it from the property line?

Father Vinogradov: 25 feet from the property line.

Mr. Stolman: We need you to submit a plan.

Father Vinogradov: I will bring one in.

Mr. Valdati: Motion to approve moving the shed.

Ms. Bettina: Second the motion.

Roll call:

Mrs. Smith: Aye.

Ms. Bettina: Aye.

Ms. Visconti: Aye.

Mr. Valdati: Aye.

Mr. Fanuele: Aye.

Ms. Leed: Absent.

Mr. Malafronte: Absent.

Father Vinogradov: Thank you.

Presentation:

11-3224 / NYCDEP Shaft 6 – To follow up on discussion of their site plan for construction activity associated with the Delaware Aqueduct Rondout-West Branch Tunnel (RWBT) repair program, an approx. 45 mile section of the Delaware Aqueduct that conveys approx. 50 % of the drinking water for NYC & some upstate communities. The property is located at **195-209 River Road** and is identified as **Tax Grid No. 6056-01-288977** in the Town of Wappinger. (Canale)

Present Chris Villardi
 Anthony Russo
 Bridget Anderson - Resident
 Wendy Smart – Resident

Chris Villardi: We talked to the Dutchess Stadium and the Beacon school district about traffic studies including seasonal traffic.

A presentation video took place with updates to the site plan.

A discussion on noise took place with conversation of higher noise barriers.

After the video presentation a discussion took place about the video.

Chris Villardi: We are still drafting the EIS and feel we will have the completed site plan application for November.

Ms. Visconti: **Motion to adjourn.**
Mrs. Smith: Second the motion.
Vote: All present voted aye.

The meeting ended at 9:05p.m.

Respectfully submitted,

Susan Dao, Secretary
Town of Wappinger Planning Board