

MINUTES

Town of Wappinger Planning Board
November 21, 2011
Time: 7:00 PM

Town Hall
20 Middlebush Road
Wappinger Falls, NY

Members Present:

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

Members Absent:

<u>Others Present:</u>	Mr. Gray,	Engineer to the Town
	Mr. Bolner,	Conflict 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:

Hilltop Village at Wappinger	- To resubmit.
Mobil Mini Mart Route 9	- To resubmit.
Adams Fairacre Farms	- To resubmit.
Villa Borghese (Widmer Inn Restaurant Corp.)	- Motion for Lead Agency.

Extensions:

Silver Fox Estates	- Extension granted to Feb. 14, 2012.
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Miscellaneous:

Performance Motor Cars:	- Approved to bond landscaping.
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Discussions:

10-3204/5157 - Hilltop Village at Wappinger: To discuss the DEIS for site plan and subdivision approval for age restricted housing components on 149.35 acres that are currently in the R-40 & COP zoning district and are seeking re-zoning to RMF-3. The property is on **All Angels Hill Road** and is identified as **Tax Grid No. 6257-02-630770** in the Town of Wappinger. (Povall) (LA 5-18-2010)

Present Richard O'Rourke – Attorney
 James Fitzpatrick

Mr. Fanuele: We received comments from the DPW. The DCPW will comment soon.

Mr. Malafronte: Motion to postpone this review until we receive all the comments and are reviewed by Mr. Stolman and Mr. Gray.

Ms. Visconti: We can discuss this but not make a decision until all the comments are reviewed.

Mr. O'Rourke: We can address comments quickly as part of housekeeping.

Mrs. Smith: We need an answer to last meetings question of "If we get a lot of snow, where is it going?"

Ms. Visconti: It should be included in the remarks.

Mr. Stolman: The applicant is ok with the comments. If you have any questions you should bring it up.

(Discussion on emergency assess and tree removal to the site took place.)

Mrs. Smith: Trees at 20 inches in diameter or less should not be taken down.

Vote Roll call:

Ms. Bettina: 20"

Mr. Valdati: 20"

Ms. Visconti: 24"

Mr. Malafronte: 24".

Ms. Leed: 24".

Mrs. Smith: 20".

Mr. Fanuele: 20".

(A vote 4-3 for agreeing on the 20 inch diameter trees should stay.)

(Discussion on Recreation on Robinson Lane took place)

Ms. Visconti: We should get a letter from Ralph Holt for his recommendation of accepting land for recreation.

(Discussion on road off of All Angels Hill Road took place (Private verses Town road))

Mr. Roberts: Let the applicant know what you want so he can put it in the Environment form. You should get a report from the Recreation Committee.

Mr. O'Rourke: Thank you.

Mr. Stolman: The recreation fees per dwelling unit are \$5,000.

11-3240/4049 / Mobil Mini Mart Route 9: To discuss amending their site plan and SUP to convert the repair shop of 1,039 square feet into a mini-mart. The property is in an HB zoning district on .96 acres and is located at **1468 Route 9** and is identified as **Tax Grid No. 6157-02-648928** in the Town of Wappinger. (Green)

Present Steven Green – Engineer
Linda Canning – Architect

Mr. Green: We are not changing anything on the site. The tanks were replaced in the ground. The goal of the owner was only to convert into a mini-mart. There were existing things that were there for example the lights and canopies.

Mr. Stolman: Dutchess County Planning is reviewing from scratch. Super majority of 5 – 7 vote. The DCP suggest seeing access from Myers Corners Road. The height of the sign is very high. The amount of parking needs to be resolved along with dumpsters.

Mr. Gray: There is a County improvement proposed.

(Discussion on details of the site took place)

Mrs. Roberti: With the new submittal, the Fire Inspector should weigh-in on this.

Mr. Stolman: We will wait for your new submission.

Mr. Green: Thank you.

10-6016PP/ Adams Fairacre Farms – To discuss their latest proposed site plan revisions. The property is located at 12.84 acres in an HB/HD Zoning District. The property is located at **160 Old Post Road** and is identified as **Tax Grid Nos. 6157-04-647343** in the Town of Wappinger. (Tinkelman)

Mr. Stolman: I was out to the site with Mr. Augello and to recap: They are looking to eliminate two trees will be where there is currently paving and four trees at the corners of the store. They are asking for the removal of decorative fencing at the corners. The elimination of the gazebo and two parking spots for a cart coral. Also they are proposing the elimination of slats and low stone wall. They will submit a plan than I will draft up a new resolution.

11-3243 / Villa Borghese (Widmer Inn Restaurant Corp.) To declare Lead Agency as the Town Board wants the PB to be the Lead Agency, and to have the PB declare its intent of be the Lead Agency. The property is in a NB zoning district on 4.681 acres and is located at **70 Widmer Road** and is identified as **Tax Grid No. 6158-02-880530 / 951382** in the Town of Wappinger. (Paggi)

Mr. Stolman: I have an up-date. The Town Board suggests that the Planning Board be Lead Agency.

Ms. Visconti: Motion to draft a letter to send to the other agencies to for Lead Agency.

Ms. Bettina: Second the motion.

Roll call:

Mrs. Smith: Aye.

Ms. Bettina: Aye.

Ms. Visconti: Aye.

Mr. Valdati: Aye.

Mr. Fanuele: Aye.

Ms. Leed: Aye.

Mr. Malafronte: Aye.

Extensions:

11-5160 / Silver Fox Estates: The applicant is requesting their first 90 day extension on Final subdivision approval granted on May 16, 2011 for a proposed 6 lot subdivision in an R-40 zoning district on 10.89 acres. This extension would begin on November 16, 2011 and expire on February 14, 2012. 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)

Present Ryan Paggi - Engineer

Mr. Valdati: Motion to grant an extension to February 14, 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: Aye.

Mr. Malafronte: Aye.

Miscellaneous:

Performance Motor Cars: To discuss a change in landscaping from their approved site plan signed on April 4, 2011. The property is located at **1401 Route 9** and is identified as **Tax Grid No. 6157-02-598726** in the Town

of Wappinger. (DeLuccia)

Present Nick DeLuccia – Builder

Mr. DeLuccia: We just want to move arborvitaes to the side of the building. The reason is due to hitting all rock. I want to bond the landscaping for the winter but first put planters in while I'm preparing the outside ground.

Mr. Stolman: I will need to go back to the previous site plan. What you're asking is that you want to take the trees on the road and planting them around the building.

Mr. DeLuccia: We can bond the landscaping.

Mr. Roberts: This time of year you can bond the landscaping under the Zoning code.

Mr. DeLuccia: Thank you.

New / Old Business:

Blackwatch Farms signs

Mrs. Roberti: The neighbor that lives on the corner of Viola Court and Robinson Lane wanted to put a Blackwatch sign on his property. This is residential and close to the road and property line. It would be 13 feet from Viola Court and 13 feet from Robinson Lane. Graham Foster would have to check site disturbance. Less lane 50 feet in would require a ZBA variance to allow the sign.

Roll call to allow sign.

Mrs. Smith: Aye.

Ms. Bettina: Aye.

Ms. Visconti: Aye.

Mr. Valdati: Nay.

Mr. Fanuele: Aye.

Ms. Leed: Aye.

Mr. Malafrente: Nay.

Mr. Valdati: Ms. Bettina's term is coming up for review.

Mr. Valdati: Motion to recommend to the Town Board that she should be reappointed.

Mrs. Smith: Second the Motion.

Roll call:

Mrs. Smith: Aye.

Ms. Visconti: Aye.

Mr. Valdati: Aye.

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

Mr. Fanuele: Mrs. Dao to write a letter to the Town Board of the Planning Board's recommendation.

Executive Session:

RFP's: Discussion

Ms. Visconti: Motion to go into executive session for reasons to discuss RFPs.

Ms. Bettina: Second the motion.

Roll call:

Mrs. Smith: Aye.

Ms. Bettina: Aye.

Ms. Visconti: Aye.

Mr. Valdati: Aye.

Mr. Fanuele: Aye.

Ms. Leed: Aye.

Mr. Malafronte: Aye.

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

Ms. Bettina: Second the motion.

Roll call:

Mrs. Smith: Aye.

Ms. Bettina: Aye.

Ms. Visconti: Aye.

Mr. Valdati: Aye.

Mr. Fanuele: Aye.

Ms. Leed: Aye.

Mr. Malafronte: Aye.

Ms. Bettina: Motion to adjourn.

Mr. Valdati: Second the motion.

Vote: All present voted aye.

The meeting ended at 9:45 p.m.

Respectfully submitted,

Susan Dao, Secretary
Town of Wappinger Planning Board