

MINUTES 3-19-12

DRAFT

Town of Wappinger Planning Board
MEETING DATE – March 19, 2012
Time 7:00PM

Town Hall
20 Middlebush Road
Wappinger Falls, NY

Members Present:

Ms. C. Smith
Mr. R. Valdati
Mrs. M. Leed
Ms. J. Visconti
Ms. A. Bettina (Acting Chairperson)

Members Absent:

Mr. V. Fanuele
Mr. F. Malafronte

Others Present:

Mr. A. Roberts – Town Attorney
Mr. R. Gray – Town Engineer
Mr. D. Stolman – Town Planner
Mrs. B. Roberti - Zoning Administrator
Mrs. M. Gale - Secretary

Hilltop Village at Wappinger	Set Public Hearing 4-12-12 Public Comment by 5-7-12
Airport Drive Properties	Submit Amended Site Plan
DCH Auto Group Service Center & Showroom	Resolution Approved
Adams	Approved Amended Site Plan
B & B Ironworks	Approved Amended Site Plan
Mid Hudson Sikh Cultural Society	Application to be Submitted

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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)

Mr. O'Rourke: Several month working one the DEIS, make sure we did ever, make sure we did everything that was previously by your board and wanted to submit to consults for their recommendations and comments. Received letters from Fredrick P. Clark and Morris Associates.

Mr. Stolman: Application has been made for rezoning for the property and for site plan - approval– on the SEQR process Planning Board as Lead Agency, you're running the SEQR process for the Town Board. September 2011 – submitted by the applicant. (*Discussion continued regarding DEIS, review by consultants*) all of the multipage of comments – the first version meet all requirements, you're in the position to accept the DEIS as complete, let public review that document. After DEIS has public hearing, comment period established, it all goes back to the applicant to prepare a final impact statement.(*not anywhere near the approval process, just step in process*).

Ms. Visconti: Last November – two comments – speak to Recreation -land dedicated to the town also check to see if land had been an orchard for pesticides before dedicated to the town.

*(Discussion between Mr. O'Rourke, Mr. Stolman – regarding information provided)
It's in DEIS)*

Ms. Visconti: What does the recreation people tell you?

Mr. O'Rourke: Don't have that information at this time.

Mr. Stolman: - Two reviews going on – (describing how the reviews and DEIS are presented) Additional comments by us, and Morris Associates, and the public will make additional comments, other outside agencies will make comments – all comments will have to be responded to.

Ms. Bettina: (addressing board – do you have any questions)?

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(Looking to set public hearing – Mr. O’Rourke, Mr. Stolman and Mr. Valdati – have to get all these items) Suggested to set public hearing on April 16th. Comment period beginning as soon as we send notices out. Set for May 7th, 2012

Mr. Valdati: Motion to accept as complete
Ms. Bettina: 2nd

Roll Call: Mr. Valdati – Aye
Mrs. Smith – Nay
Mrs. Leed – Aye
Ms. Visconti – Aye
Ms. Bettina – Aye

Mr. Stolman: Public Hearing – April 16, 2012
End of Comment Period – May 7, 2012

Airport Drive Properties - To review with the Planning Board the approved resolution dated January 4, 2006. The property is located on **Airport Drive** and is identified as **Tax Grid No. 6259-04-667424 (Parcel C)** in the Town of Wappinger. (Povall)

Mr. Povall: Lot C & D – site plan approval 2006 – changes with board – update, extensions able to move forward. A few issues identified in resolution. We resubmitted and with plan before you first go thru resolution items. Changes resulted with getting health dept. approval (continued going resolution – item 2e – Fire Safety bldgs. 3 & 4 approx. 20’ – bldg. 3 reduced. Revision – fire safety determine by planning board) items identified back in 2006.

Ms. Visconti: Overview of what is being presented.

(Mr. Povall – described the site – parcel D – various tenants – continued to describe lot C... layout engineering and zoning issues – reduce impervious surfaces – too close for fire dept.)

(Mr. Stolman – describe 2 lots C & D – talking about lot C – 2 bldg. were approved, bldg.. 3 8840 sq. ft. at the time and bldg. 4 was 13,600 sq. ft. distance between 2 bldg. was 20’ – Recited what resolution said at the time - planning board referring 20’ to the fire inspector.

Mr. Povall: letter to that effect. *Described original approval. Health Dept. septic & well Push back slide bldg. 22’ to get requirements. Also described tenant spaces proposed, Original proposed 22,440 sq. ft. – reduce to 19,192 sq.ft. reduction of both bldgs.. –show additional parking. Contractors shop 2 or 3 trucks*

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Mr. Stolman: Resolution show number of parking spaces 175 reduced to 141, in excess of 108 spaces required.

Ms. Leed: You'll be paving – this is undeveloped land.

Mr. Valdati: If we could land bank – BJ parking spaces a lot of impervious surfaces. When you talk about contractors shop – what does that mean?

Mr. Povall: Electrician for example – does work off site garaged area parking for work trucks.

Mr. Valdati/Mr. Stolman: No retail – not proposing retail.

Mr. Povall: We'll look into land banking.

Ms. Leed: Elevations

Mr. Povall: Buildings would match...elevations were submitted in the last resolution.
(Mr. Stolman read from resolution – discussion between board members describing what business would be there – condo use – material stored indoors – direction of garage doors...)

Mr. Stolman: Read from resolution – doors.

(Board viewed pictures presented by Mr. Povall)

Mr. Valdati: (wetland issues) Need to prepare another report.

Mr. Povall: Stormwater management – no changes – more plantings.

Mr. Stolman: Process going forward – submit everything issue amended site plan approval and wetlands permit. Need to review plan when resubmitted.

(looking at maps to show storm water management – show culverts updated refuse enclosure, detail we changed, proposed PVC solid fence – match existing enclosure.)

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08-3163 / DCH Auto Group Service Center & Showroom: – To discuss and vote on amending their site plan approved March 16, 2009 and rescission of the previously approved lot merger dated March 16, 2009. The property is located at **1349 Route 9& 635 Old Route 9 No.** and is identified as **Tax Grid Nos. 6157-02-585606/589645/558657/553706** in the Town of Wappinger. (Paggi)(LA sent 10-9-08)
(Opened PH 1-21-09/Closed PH 2-2-09)

Amended Site Plan

Motion to Move: Ms. Visconti
2nd : Mr. Valdati
All: Aye

Rescission of lot merger

Motion: Ms. Visconti
2nd: Mr. Valdati
All: Aye

Adams Fairacre Farms: - To vote on the resolution amending their site plan.

The property is located at **152, 154, 158 Old Post Road** and is identified as **Tax Grid Nos. 6157-04-649373/614375/649335** and is located in the Town of Wappinger. (Tinkleman)

Mr. Stolman: Page 2 item 4 deleted
Page 3 Item 2 deleted
(*Mr. Turner – describing number of trees on site to board*)

Motion to accept: Ms. Visconti
2nd: Mr. Valdati
All: Aye

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Conceptuals:

12-3255 / B & B Ironworks of Dutchess- To discuss a craft and artisan studio for artistic style iron work which will include office, showroom, storage and studio space in an AI zoning district. The property is located at **72 Airport Drive** and is identified as **Tax Grid No. 6259-04-689451,689448,688443 & 688445** in the Town of Wappinger. (Povall)

Mr. R. Buyakowski: Owner is looking to purchase 3 units and lease out another – looking to go in as artisan workshop – going to apply for change of use)

Mr. Stolman: Amended site plan – matter of planning board amending the site plan for these proposed uses. If paperwork looks good to you – they can apply for a change of use.

Mr. Buyakowski : Less intrusive use – 6 to 8 employees – build a 600-800sq. ft. office showroom.

Ms. Visconti: No chemical or paint uses will be applied on this site.

Mr. Buyakowski: What's my next step to move forward?

Mr. Stolman: Apply for an amended site plan approval. No physical changes to the site. Planning Board could entertain amended site plan approval..

Mr. Valdati: So moved for amending site plan for our next meeting

Second: Ms. Visconti

Mr. Roberts: What uses were previously approved – office, contracting

Mr. Buyakowski: Parking less – less intrusive

Ms. Visconti: Motion to waive the public hearing

Second: Mr. Valdati

All in Favor - Aye

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12-3254 / Mid Hudson Sikh Cultural Society:- To discuss a site plan for a place of worship on 5 acres to be carved out of a 17 acre parcel in a R-40 Zoning District. The balance of the property would be a residential subdivision of an undetermined number of lots at this time. The property is located on **the corner of Old Hopewell and All Angels Hill Road** and is identified as **Tax Grid No. 6257-04-919433** in the Town of Wappinger. (Cappelli)

Mr. A. Cappelli: Vacant property – 17 acres – subdivided – donate 5 acres to Sikh Cultural Society – located on Ketchamtown Rd. – 200 congregants and property is overcrowded on Sunday, owner has come along to do something. (Describe the subdivision – no surveyor, no engineer they want to get a feeling from you for the subdivision & site plan. Temple anticipated about 11,000 sq. ft., parking to accommodate a facility of that size.

Ms. Smith: Property from the White property?

Yes

Ms. Visconti: Are churches allowed

Yes

Mrs. Leed: Any structures on this property?

No

Mr. Valdati: What are the plans for the other facility?

Mr. Cappelli: To be sold

Mr. Roberts: Are water and sewer critical to that?

Mr. Cappelli: Had limited discussions with town engineer looking to work on this. It's available to us. (*discussion regarding board of health continued – join tri-municipal – at capacity for uses on table*)

Mr. Stolman & Mr. Cappelli: Discussed water and sewer issues and parking lot

Ms. Visconti: Traffic on All Angels or Old Hopewell-is facility weekends?

Mr. Cappelli: Like to have on both – have to see – county road. – Used on weekends – no schools.

Ms. Smith: Events, dinner (*discussed with representative from church*).

(*Continued to discuss specific items for site – parking, etc.*)

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NEW/OLD BUSINESS

Alexander Property – New Hackensack Rd. – Fence Options.

Mrs. Roberti: Burm with bushes

Ms. Bettina: Plant evergreens w/ burms – 5' pines (discuss options for pine trees)

Mrs. Roberti: Trees could be problem with airport

Mr. Stolman: Need to come back

Motion to adjourn: Ms. Visconti

Second: Ms. Bettina

All: Aye

Meeting Ended 8:30PM

Respectfully Submitted,

Michelle D. Gale
Secretary to Planning Board