

MINUTES

Town of Wappinger Planning Board
July 02, 2012
Time: 7:00 PM

Town Hall
20 Middlebush Road
Wappinger Falls, NY

Members Present:

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

Others Present:

Mr. Gray	Engineer to the Town
Mr. Horan	Attorney
Mr. Stolman	F.P Clark
Mrs. Roberti	Zoning Administrator
Mrs. Rose	Zoning Secretary

SUMMARIZED

PROJECTS DISCUSSED:

OUTCOME

Public Hearing:

NYCDEP Shaft 6	-PH – July 16, 2012
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Discussions:

Hindu Samaj	Resolution Moved
Chapel of Sacred Mirrors (COSM)	Circulation Lead Agency
Fun Central Child Care	Prepare Resolution
Alexander Property	Resolution Moved

Mr. Fanuele: The first item on the agenda is a public hearing for:

11-3224 / NYCDEP Shaft 6 : -To discuss their site plan for the construction of the Delaware Aqueduct Rondout-West Branch Tunnel (RWBT) repair program, an appx. 45 mile section of the Delaware Aqueduct that conveys appx. 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)(DEIS 12/20/2011 & FEIS 5/18/2012)

Mr. Villari: I'm Chris Villari; I am the outreach lead for the Rondout-West Branch Tunnel. Tonight we have a series of drawings which you all have seen a number of times. Do you want me to review these drawings?

Ms. Smith: I have seen all the drawings.

Mr. Fanuele: Does anyone have any questions?

Ms. Visconti: David the next course of advents we have is their finding statements; what are we suppose to be doing. Do we do our findings? What is the next step?

Mr. Stolman: The finding statement was forwarded to me so I have been working on your version of the finding statement. When you are at the place that you are comfortable you need to schedule a public hearing.

Mr. Fanuele: Ok, let's schedule a public hearing.

Ms. Visconti: Do we have to have our finding statement first?

Mr. Stolman: The findings don't have to be adopted until you make a decision on the approval but we may have a draft before the public hearing.

Ms. Visconti: Do we want to have the meeting in August when people are away or should we have it in September?

Mr. Villari: If it's alright with you, one of the many things we have to juggle is the schedule. We are already in the process of bidding to bring contractors on board. We would like it as soon as possible.

Ms. Visconti: I would like to make a motion to the public hearing for July 16th.

Mr. Malafronte: I second that motion.

Ms. Visconti: Roll call vote.

Mrs. Rose:	Connie Smith	Yes
	Marsha Leed	Yes
	Frank Malafronte	Yes
	June Visconti	Yes
	Robert Valdati	Yes
	Angela Bettina	Yes
	Victor Fanuele	Yes

Mr. Fanuele: Next on the agenda:

12-3258- Hindu Samaj: To discuss amending their site plan to include two small additions and columns to their decorative facade in the front of the Hindu Samaj Temple. This property is 9.32 acres and is located in an R40 zoning district. The property is located at **3 Brown Road** and is identified as **Tax Grid No. 6357-01-022799** in the Town of Wappinger. (Ram Sajnani)

Mr. Sajnani: You wanted to see what I was doing so I made a copy of what we had and hand drew it. We are making the wall come out a little straighter so that the pillars, when we build them up, the pillar are parallel to the wall.

Mr. Fanuele: Does anyone have any questions?

Board: No.

Ms. Visconti: I make a motion that we move the resolution that was prepared by the planner.

Mr. Valdati: I second that motion.

Ms. Visconti: Roll call vote.

Mrs. Rose:	Connie Smith	Aye
	Marsha Leed	Aye
	Frank Malafronte	Aye
	June Visconti	Aye
	Robert Valdati	Aye
	Angela Bettina	Aye
	Victor Fanuele	Aye

Mr. Fanuele: Next on the agenda:

12-4051 / Chapel of Sacred Mirrors (COSM) – To discuss site plan approval for an art studio/gallery, including a small addition to the Carriage House on 38.74 acres in an R40/80 zoning district. The property is the **former Deer Hill Conference Center located on Wheeler Hill Road** and identified as **Tax Grid No. 6057-02-834604** in the Town of Wappinger. (Cappelli)

- Mr. Cappelli: Just a brief over view we have been here before. We have our 38 area site and I think most of you have walked the site with me. The reason why we are here is to convert this carriage house into a sanctuary of visionary art and an exhibition hall. There will also be additional parking and other infer structures that needs to support our proposal. With that being said and being before you several times, where you expressed certain concerns, I will try to explain with this illustration. Mr. Cappelli explains the illustration to the board.
- Mr. Vadati: Referring to the illustration. Is that a one way or two way road?
- Mr. Cappelli: That will be a two way road. Theoretically, except for the care taker and the Gray's all vehicles will stop back here midway into the site. One of the items discussed at a previous meeting is knowing that COSM has these periodic functions, especially the monthly full moon event, where they have a number of people come in. I had COSM give me the number of people that were there in the 2011 calendar year. It averaged 160 people at each event. One of the caretakers worked out with Mark Lieberman the parking arrangements for the overflow parking. So it was suggested that we formalize something. Mr. Cappelli shows on the illustration where it would be.
- Ms. Bettina: Is there lights at night?
- Mr. Cappelli: There is no lighting on this main road. There is lighting on the pedestrian artery. Mr. Cappelli shows on map.
- Mr. Stolman: Let me explain, over the years this property has been used for a number of things that have brought a number of people to the site and everything except the gallery has been grandfathered in. We are not looking at it as a brand new application and we are establishing these uses for the first time. The applicant is trying to make a number of improvements but not to make his grandfather uses and part of the site the same standard as a brand new use because it's not. I'm not urging you in one way or another.
- Mr. Cappelli: The parking that we are adding here is not simply for the gallery, instead of the work gallery I should be saying exhibition hall. Gallery implies that he would be selling his paintings and he is not he is showing his paintings. When taking in our parking study, we have taken in all the buildings on site.
- Ms. Visconti: On July 6' 2011, Mark Lieberman had no problem with the driveway. He did make mention the lighting along the driveway was needed. The swimming pool would be abandoned and turned into a reflecting pool but you had no plans for that at the moment. On January 4, 2012 you mention you need ZBA approval needs 40 and has 20. We asked you how many parking spaces you needed for an art gallery and you didn't have that number for us then. I guess the parking spaces numbers you gave us is alright. I also have here what capacity of number of people for the fire inspector. Did you clear this with Mark Lieberman?
- Mr. Cappelli: In what terms?

- Ms. Visconti: Inside the building.
- Mr. Cappelli: No
- Ms. Visconti: You need to clear that with Mark and Mr. Lieberman will let you know about the over parking. If he is Ok with that, that is all I have since 2011.
- Mr. Malafrente: Anything on the water, electrical or septic upgrades?
- Mr. Cappelli: Yes. The entire site is electrically feed overhead and there are a distribution of overhead distribution lines. The utility poles are on the north property lines, which Central Hudson owns and is feed south throughout the site. We are currently bidding the job to put all those line underground. We have yet applied to the health department for sewage disposal but we did submit an application to drill a new well and a complete application for our water service for cleaning up the entire site. They have a few issues up there that we are trying to address in a few of the other buildings. That fact is in taking care of this we are going to take care of everything. We submitted the water system to the health department and have not submitted the septic system. With that being said, the septic system is going to be feed by an individual septic somewhere in here. (Mr. Cappelli points to the illustration)
- Mr. Malafrente: Will they have to be addressed on the drawing because they are not.
- Mr. Gray: If you look at my last letter, before approval we are going to need a sign off from the board of health.
- Mr. Cappelli: We expect it 100 percent.
- Mr. Valdati: Since there is so many people, is that considered a public water supply?
- Mr. Gray: Yes, the question is, is it a community or non-community? That would depend on how many people stay there over night. The Health Department makes that decision.
- Ms. Visconti: Do we want to send a letter to the ZBA before we move on.
- Mr. Stolman: Sooner or later you can do that.
- Ms. Visconti: Did we send out notice of intent for lead agency?
- Mr. Stolman: You should do that; we could do that and get the letter to Sue.
- Mr. Fanuele: Do you want to get approval from the ZBA before you get the approval? Even if we send a letter they may turn you down.
- Mr. Cappelli: I wanted to go last time but out of respect without a referral from the planning board I didn't do it. I was waiting for your blessing.

- Ms. Visconti: He only has 20 and he needs 40, and it's just to straighten out the back end of the building.
- Mr. Valdati: Is it fair to say that it's a non-conforming existing?
- Mr. Cappelli: Yes.
- Mr. Valdati: David, since a good portion of the north wall is already an exiting non-conforming will they need a variance?
- Mr. Stolman: They would need a variance. This is a type 1 action which is in the Wheeler Hill historical district, so we have to circulate for lead agency. ZBA cannot act until we finish the SEQRA process.
- Ms. Visconti: So we should authorize you to circulate for lead agency.**
- Mr. Valdati: So moved.**
- Ms. Viconti: Second.**
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|-------------------|-------------------------|------------|
| Mrs. Rose: | Connie Smith | Aye |
| | Marsha Leed | Aye |
| | Frank Malafronte | Aye |
| | June Visconti | Aye |
| | Robert Valdati | Aye |
| | Angela Bettina | Aye |
| | Victor Fanuele | Aye |
- Mr. Stolman: The only thing I heard tonight that needs to be addressed is the lighting, with the possibility of having lighting on the road way.
- Ms. Visconti: Angela brought up a good point. You are going to use the over flow parking lot at some point and walking around in the dark, we were walking around in the day time and it's grass. It wouldn't be a bad idea to put thing on timers.
- Mr. Cappelli: We talked about it the last time. As long as we don't have to light it up like Yankee Stadium. A very low level.
- Ms. Bettina: Just so people can see.
- Mr. Cappelli: Just for events only.
- Mr. Gray: Did you see the county's letter? What about the bicycle access.
- Mr. Cappelli: It fell through the cracks but we are going to do something. Bicycle paths and racks.
- Mr. Gray: The county brought up pedestrian access.

- Mr. Cappelli: No one will be driving into the main campus. The narrow roads are going to be used in that capacity.
- Ms. Visconti: Can we have clarification of the name of this project.
- Mr. Cappelli: The owners bought this as The Chapel of the Scared Mirrors. About 6 or 8 months ago, they changed their corporate name to The Church of the Scared Mirrors.
- Mr. Valdati: Are the owner seeking church status for the property?
- Mr. Cappelli: Yes for two or three years now. Does the board have anymore concerns?
- Ms. Leed: Is admission going to be charged at the gallery?
- Mr. Cappelli: Yes.
- Ms. Smith: You're widening the road 18 feet.
- Mr. Cappelli: Yes.
- Ms. Smith: If you have a large event, is there going to be parking along the road?
- Mr. Cappelli: No. Where I'm showing the overflow parking it is very reasonable.
- Mr. Fanuele: Are these parking spaces going to be marked?
- Mr. Cappelli: No.
- Ms. Viconti: Do they have to go back to the building department for the swimming pool?
- Mrs. Roberti: There might be some demo going on.
- Mr. Cappelli: Over the years, we may have gotten thirty (30) building permits. They get building permits for everything they do.
- Ms. Viconti: We are circulating lead agency. David, what do we do after that?
- Mr. Stolman: Al (Cappelli) needs to resubmit responding to all the comments that were made tonight.

Mr. Fanuele: The next item on the agenda is:

12-3259-Fun Central Child Care: The applicant is seeking to amend their site plan to include daycare for an after school program as an accessory use. The property is in an HD district on 2.95 acres and is located at **1630 Route 9** and is identified as **Tax Grid 6158-04-551329** in the Town of Wappinger (Redl)

Ms. Jennifer VanTuyl: We are here for an amended site plan approval. We are not proposing to change anything about the site plan but it is appropriate that we are here tonight because we are going to undertake an activity which is permitted under your zoning and requires a license from Social Services. There is a great demand in the northeast for programs to take care of our children after school. What we are proposing is to take care of children after school. It will be up to 50 students, they will be delivered to the site by their school. They will stay on their property until 6 pm. Fun Central will not be doing anything different then what they have been doing. They have activities and batting cages and the big party room. The party room is where the after care will take place. It has been inspected. It needs Barbara's approval that it meets the zoning requirements. We are here to incorporate that activity within the overall site plan. I have reviewed the comments made by Dutchess County Planning and the town planner. To respond first to Dutchess County Planning, they were concerned about school bus traffic going out onto Route 9. The school buses only access is on New Hackensack Road. The comments that David Stolman has in his memo, we have no problem and we agree with these conditions.

Mr. Fanuele: My only concern is New Hackensack Road. There is more and more traffic on it.

Mr. Malafronte: Where are the kids going to be?

Mrs. Lawrence: In the party room. My license is for fifty (50) and the room holds one hundred and thirty (130).

Mr. Malafronte: Everything meets the requirements? Bathrooms and enforcement?

Mr. Valdati: There is a criteria that Social Service requires.

Ms. Van Tuyl: They will not grant the license until you grant the site plan.

Mr. Valdati: What is the ratio of adult to child?

Mrs. Lawrence: It depends on the age group. The director would be able to tell you better.

Ms. Bettina: Is she licensed?

- Mrs. Lawrence: Yes and she is there all the time. They are very strict; I will probably be inspected once a month.
- Ms. Van Tuyl: Most of the buses will be coming from Sheafe Road and Myers Corners Road.
- Ms. Visconti: Now do we authorize David (Stolman) to write a resolution for the next meeting.**
- Mr. Stolman: Yes, just like any other project.**
- Mr. Valdati: So moved.**
- Ms. Visconti: Second.**
- Ms. Visconti: Roll call vote:
- | | | |
|-------------------|-------------------------|------------|
| Mrs. Rose: | Connie Smith | Aye |
| | Marsha Leed | Aye |
| | Frank Malafronte | Aye |
| | June Visconti | Aye |
| | Robert Valdati | Aye |
| | Angela Bettina | Aye |
| | Victor Fanuele | Aye |
- Ms. Visconti: David (Stolman) do we need a public hearing?
- Mr. Stolman: I think we should wave it.
- Mr. Valdati: Resolution so amended.
- Mr. Fanuele: Alexander Property.
- Mr. Ganodi: I'm Victor Ganodi I am here for Mr. Alexander. He does have health issues so I am here in his behave. I am the person that put the dirt berm there instead of the fence. We bordered the crown vetch, which is germinating now; the forsythia bushes will be planted on top of the berm. There is a map here that you can pass around and if you look at the end of the runway. Barbara and I had a meeting with Ed Rose (director of the Dutchess County Airport). Mr. Rose does not want trees planted on top of the berm.
- Ms. Visconti: I make a motion to accept the berm with the forsythia and the crown vetch to be used by the Alexander Property which satisfies the Dutchess County Airport requirements.**

Mrs. Rose:	Connie Smith	Aye
	Marsha Leed	Aye
	Frank Malafronte	Aye
	June Visconti	Aye
	Robert Valdati	Aye
	Angela Bettina	Aye
	Victor Fanuele	Aye

Ms. Smith: I make a motion to adjourn the meeting.

Ms. Visconti: I second the motion.

Respectfully Submitted

Sue Rose, Secretary
Planning Board