

MINUTES

**Town of Wappinger Planning Board
August 5, 2013
Time: 7:00 PM**

**Town Hall
20 Middlebush Road
Wappinger Falls, NY**

Members Present:

Mr. Valdati:	Chairman	Mr. Malafronte:	Member
Ms. Leed:	Member	Mr. Fanuele:	Member
Ms. Bettina:	Member	Mr. Dao:	Member-Absent
Ms. Visconti:	Member-Absent		

Others Present:

Mr. Gray	Engineer to the Town
Mr. Stolman	Attorney to the Town
Ms. Brown	Planner to the Town
Mrs. Roberti	Zoning Administrator-Absent
Ms. Rose	Planning & Zoning Secretary
Ms. Pam Richardson	Conflict Attorney

SUMMARIZED

PROJECTS DISCUSSED:

OUTCOME

All Angels Heights Subdivision	Adjourn until September 3 rd
Verizon Wireless	Resolution moved
Greenbaum & Gilhooley's	Circulate for Lead Agency
Gas Land 1831 New Hackensack Road	Return on September 3 rd
Hilltop Village at Wappinger	Motion moved for placement of water main
Prestige Mini	Submit Site Plan Application
Cablevision (Parking & Circulation Plan)	Submit Amended Site Plan

Mr. Valdati: Please rise for the Pledge Allegiance.

Mr. Valdati: Attendance please:

Ms. Rose:	Robert Valdati	Here
	Frank Malafronte	Here
	Marsha Leed	Here
	Max Dao	Absent
	June Visconti	Absent
	Victor Fanuele	Here
	Angela Bettina	Here

Mr. Valdati: Next on the agenda is a Public Hearing for:

09-5152 / All Angels Heights Subdivision -The Town of Wappinger Planning Board will conduct a public hearing pursuant to Section 276 of the Town Law, on the application of **All Angels Heights Subdivision** to discuss their proposed subdivision of an 8 lot subdivision on a 22.84 acre parcel in an R-40 zoning district. The property is located on the west side of **All Angels Hill Road** and is identified as **Tax Grid No. 6259-03-410112** in the Town of Wappinger. (Burns)

Mr. Valdati: Do I have a motion to open the Public Hearing?

Ms. Bettina: I make a motion to open the Public Hearing.

Mr. Fanuele: Second.

Mr. Burns: My name is Steven Burns and I represent RJ Holding. This is an 8 lot subdivision in an R 40 zone. It is just over 20 acres in size. The smallest lot is just under an acre. It will be severed by wells and septs. The access will be from Old Angels Road. There have been a couple of issues with this project. We had to look into the noise from the airport. (Pointing to the map) this line here represents the 60 decibel line. It is shown on the master plan for the Dutchess County Airport. Which means most of the loud noise is outside of this area. There is a little wet land disturbance with this project. They are all single family homes. There is a stream that flows in the rear of the parcel and there are flood plains that are associated with that. The flood plains are here on the map (Pointing to the map). Our lowest basement floor is about 12 feet above that.

Mr. Valdati: Are there any members of the audience that would like to address the board?

Mr. Stein: My name is Joseph Stein and I live at 10 Stonewall Drive. I would like to know if an application was submitted to the Army Corp of Engineers yet and I would like the application number, if so.

- Mr. Burns: An application was made out but I don't know if a number was issued.
- Mr. Gray: Steve, can you explain what is involved.
- Mr. Burns: Our environmental consultant prepared that application along with the study of the Indiana Bats. They have been submitted to the agency and are currently in the process.
- Mr. Stein: Can I have the application number or the name of the person who you submitted the application to?
- Mr. Valdati: Mr. Burns please see to that.
- Mr. Stein: Please explain the process after today's meeting.
- Mr. Stolman: We are mid process right now. The engineer has written a number of memos, as did I. The applicant is trying to comply with answers to these memos. Once the Public Hearing is closed the applicant is going to continue to try to fulfill all these suggestions. If he able to do that, with the outside agencies as well, he will likely have the project approved.
- Mr. Stein: When do you think you would start the project or do you not know yet?
- Mr. Valdati: Mr. Burns, you have many items on the laundry list, when do you think the project will start.
- Mr. Burns: We will need a couple of months for Health Department approval and I don't see construction for 6 months. Probably spring or summer of 2014.
- Mr. Stein: So there are Indiana Bats on the property. I understand there are no cutting of trees between October and March. What is going to prevent the new home owners from cutting trees down? Will it be part of the deed that they are not allowed to cut trees down?
- Ms. Richardson: As part of the subdivision application, that would be part of the resolution but as far as the home owners they would not be cutting down that massive amount of trees.
- Mr. Stein: It was also mentioned that there would be no chemical use that would damage the storm water drain. Is that the same case for the home owners?
- Mr. Valdati: Are you referring to the future. If a home owner uses chemicals, to damage the storm water drains?

- Mr. Stein: Yes.
- Mr. Valdati: Chemicals such as those are not endorsed in any community, however I think the town would have the endorsement to make sure each person is going to operate on good moral grounds and not pollute.
- Mr. Stein: How long do you think the construction will last and my next question is about the noise? It says that the construction will be from 8:00 am to 7:30pm. Right now where we live we have a gun range and a helicopter landing path which is in our back yard. When they land, all the windows in the house shake. I am hoping this construction won't be every day. I don't think it is fair to the current homeowners to have to put up with the noise. When I bought my house I knew I had the gun range and the airport but I didn't know I would be getting construction in my back yard.
- Mr. Valdati: Individuals have the right to develop their property. The town does make sure that the constructor abides to the ordinances we have in place.
- Mr. Stein: Before I bought my house here in Wappinger, I lived in Connecticut and my house flooded. I spent a lot of time researching this new house making sure it would not flood. After my last experience with flooding, I won't look kindly to any changes to my property or my house because of this construction.
- Mr. Valdati: We go over plans that are submitted. Our engineer meets with the engineer from that project and reviews water runoff. If there is a problem, it is taken care of before a resolution is agreed upon.
- Mr. Stein: My well is toward the back of my property near my property line. I am concerned that chemicals or something will get in there.
- Mr. Gray: We don't expect any issues. The board is very watchful for issues like that.
- Mr. Stein: I am concerned that the value of my home will go down because when I bought my home there was no homes behind me and now there will be homes.
- Mr. Malafrente: They don't need a larger storm water basin. They're only going to have one?
- Mr. Gray: We have asked for more detailed studies to come. The proposal is just this pond and we think it will be fine but we will review the studies as they come in.
- Mr. Valdati: Please come up and state your name.

- Mr. Varricchio: My name is Paul Varricchio and this is my ex-wife (Tammy Hagon) and she lives at 34 All Angels Hill Road. As far as I know it is the only occupied house on the property. We don't have, from the closing, any paper work that shows the property line. We have been in touch with her attorney and it has been a slow process getting back this information. One of the concerns we have is the traffic of heavy equipment on this right of way because there is a functional day care on this property. It is certified with the county, CPS and all the other agencies. The road itself is in bad shape and we have made several attempts to have it filled in to make it drivable. Now with the heavy equipment, I would like to know how you are going to monitor it or keep it a safe distance from the house. The other issue is we have had issues with the septic and water on that property since day one.
- Ms. Hagon: My house is the only house up there and as equipment went up to the proposed subdivision +it went on my lawn. As far as the water back there, I have had companies back there and it is not septic water. It is clean water that is under ground and I was told that it may be coming from a stream. I'm still having it investigated. I've been there 6 months and it has been a problem from day 1. My concern is that when you dig or burry things, water will go in a different direction.
- Mr. Valdati: It should be expected that no vehicles or any construction traffic should be traveling upon your property. Mr. Burns, is there a deed or a survey that shows the parcel?
- Mr. Burns: Their house is the house that has the driveway in the proposed road.
- Mr. Stolman: The plan is to build a road from All Angels into the back portion of the property. This property would use that road. It is the applicant's responsibility to explain how this is going to take place without adversity.
- Mr. Gray: When this lot line realignment took place the house already existed. There is a filed map that is filed with Dutchess County. It shows the existing house, topography, and septic system.
- Mr. Valdati: Since you are so close to this lady's property, can we have temporary fencing so no vehicles drive on her property?
- Mr. Gray: I think there is a legal matter here because that driveway, I believe is not on the driveway they own. I believe that driveway is an easement.
- Mr. Burns: Yes it is.
- Mr. Gray: The existing driveway is over land that is owned by Mr. Macho.

- Ms. Hagon: They use my driveway as a turn around, so they do use my driveway.
- Mr. Gray: To protect the client and the driveway, the first part of the property should be easy to fence. Is there any down time where we can coordinate the road being installed and not interrupting your business?
- Ms. Hagon: Not really but will try to come up with a time.
- Mr. Valdati: Please contact Ms. Rose with that time.
- Mr. Valdati: Are there anymore questions? Hearing none can I have a motion to close the Public Hearing?
- Ms. Richardson: There are some outstanding issues. You may want to adjourn the Public Hearing.
- Mr. Valdati: Can we amend the motion?
- Mr. Fanuele: I amend the motion to adjourn.
- Ms. Leed: Second.
- Ms. Richardson: We should have a date certain.
- Ms. Rose: Our next meeting date is September 3rd.
- Mr. Gray: We need a response from the Army Corp or even an application number.
- Mr. Valdati: We will adjourn until September 3rd. Please contact Bob Gray and David Stolman to tie up the loose ends.
- Mr. Valdati: Next on the agenda is:
- 12-3262 – Myers Corners Road Communications Facility/Orange County-Poughkeepsie Limited Partnership D/B/A Verizon Wireless.** To vote on site plan approval for the installation of 15 communications antennas and equipment on the existing building at 155 Myers Corners Road. This application also includes the installation of 12’ X 30’ shelter at the base of the building. The property is located at **155 Myers Corners Road** and is identified as **Tax Grid No. 6258-03-350303** in the Town of Wappinger. (Olson)
- Mr. Olsen: My name is Scott Olsen and I represent Verizon Wireless. At this point we already got the county’s recommendation. The ZBA granted their variance and everything else seems in order.
- Mr. Valdati: We do have a resolution ready to be voted on.

- Mr. Olsen: I did read the draft and I have one comment. Item #7, it has to do with the last sentence. It says, all additional equipment proposed shall also be approved by the board prior to installation. We generally don't have a problem with that; within our equipment shed we have numerous radios and generators of various sizes. We routinely replace them as they fail. I want to make sure this does not apply to our routine of replacing failed equipment.
- Mr. Stolman: The technicians will be going in and out of that building on regular basics replaces parts that need to be replaced. That is something that is monitored. We are more concerned with the antennas. That is fine and it is protocol for these types of businesses.
- Mr. Valdati: Let it be noted that the resolution needs to be amended.
- Mr. Malafronte: When you do change the equipment will you be changing the rate of frequency or change anything that may boost the signal, is that a possibility?
- Mr. Olsen: I am not an engineer. I believe the radios have the ability to increase the radio gain but that would be used to tweak it. When they get this operational, they may notice they may have to have more energy to get the signal a little further. They need to make sure they have proper overlay with the signals.
- Mr. Malafronte: Will that exceed any rates that are required?
- Mr. Olsen: Never. We are required to comply with FCC regulations and we would not violate those.
- Ms. Leed: Are there periodical inspections?
- Mr. Olsen: Verizon Wireless routinely, I would say, every quarter. They analyze their network.
- Ms. Leed: Is there an outside agency?
- Mr. Olsen: We have an FCC general marketing license for this area.
- Mr. Stolman: They are so far under the FCC threshold but why don't we protect ourselves by saying as long as there is no change in order of magnitude frequency transmissions.
- Mr. Roberts: They are so far under the FCC threshold now as long as their RF technician certifies the frequency, I think that is sufficient.
- Mr. Stolman: When will that be?
- Mr. Roberts: At the time they make the change.

- Mr. Olsen: The way it exists now, we would never exceed the threshold.
- Mr. Roberts: If you change the RF frequency, you would need to give us a certification.
- Mr. Olsen: That's fine.
- Mr. Roberts: We should talk to our RF guy and have the correct language put into the resolution.
- Mr. Valdati: We should hold this resolution. Is that what you suggest, gentlemen?
- Mr. Stolman: No, I think we can fix this. We all know what we are talking about. We don't want any change in the magnitude but the swapping of parts should be fine. Between the two of us and the RF engineer, we should get the wording correct.
- Mr. Olsen: Since we are legally entitled to make a change and since the FCC says we can change the gain by whatever they say we can and no town can change.
- Mr. Stolman: We can get this right.
- Mr. Valdati: We can approve this resolution contingent on the change in the verbiage. Do I have a motion to accept this resolution with amended changes?
- Ms. Leed: I make a motion to accept the resolution with amended changes.
- Ms. Bettina: Second.
- Mr. Valdati: All in favor?
- Board: Aye.
- Mr. Valdati: Next on the agenda is:

Greenbaum & Gilhooley's Site Plan /13-3279-To discuss the proposed site plan to include the current restaurant, an additional retail building and a standalone bank on 1.89 acres in an HB zoning district. The property is located at **1379 Route 9** and is identified as **Tax Grid No. 6157-02-594684**. (Robert Turner [Tinkelman Architecture])

- Mr. Tinkelman: We are going to have an abbreviated version tonight because we have been working mainly on the design. We would like to start the process and get some feed back from the board and declare lead agency. The second is we would like to go the ZBA.

- Mr. Roberts: With all due respect, you can go to the ZBA at any time but I think you should get the design out a little bit and get the conceptual approval of the Planning Board first.
- Mr. Stolman: With respect to the first part we can get out the Planning Board intent to be Lead Agency tonight and get that letter to Sue tomorrow or the next day and get it mailed out. With respect to the variances, he did the best he could with the information he had. There is still some information you may need. You don't want to go the ZBA unless you know exactly what variances you need.
- Mr. Tinkleman: Your letter was pretty clear.
- Mr. Stolman: There are still some questions; for example if you are looking to have a restaurant, you are going to need additional parking. You haven't explained what the upstairs of the existing building is going to be used for. That would be an additional amount of parking. There is no information concerning landscaping.
- Mr. Tinkleman: My apologizes; after my meetings with Barbara I thought we could have a conversation with the Zoning Board to see if they would consider my application.
- Mr. Roberts: This board should give you a recommendation.
- Mr. Tinkleman: You would send a letter to the ZBA with your recommendation.
- Mr. Fanuele: We don't send anything to the ZBA. They have to make their own decision.
- Mr. Roberts: Victor, we have had this conversation before. It is in the code that the Planning Board can make recommendations to the ZBA on site plan issues. It is in the code.
- Mr. Tinkleman: I think you will like what we have done so far. There is a lot of green engineering going into this project. I did miss understand the variance information for the ZBA and we will come back to this board the first meeting in September.
- Mr. Valdati: At this time we can vote on a resolution to become Lead Agency. Do I have a motion?
- Ms. Leed: I make a motion to move a resolution to become lead agency.
- Ms. Bettina: Second.

- Mr. Valdati: All in favor?
- Ms. Rose: Frank says no.
- Mr. Valdati: Speak up.
- Mr. Fanuele: Can he say why he said Nay?
- Mr. Malafronte: I think I should excuse myself because I believe it is a conflict.
- Mr. Valdati: Would you like to ask the attorney his opinion concerning this conflict.
- Mr. Roberts: What is the conflict?
- Mr. Malafronte: We all know Mr. Leonard.
- Mr. Roberts: Just because you know someone it doesn't make it a conflict. Mr. Leonard is the owner not the applicant.
- Mr. Valdati: The vote is 4 to 1 and we will circulate for Lead Agency.
- Ms. Leed: Did you get the memo from the county?
- Mr. Tinkleman: Yes.
- Ms. Leed: The thing that jumped out to me was the 2 driveways.
- Mr. Tinkleman: We think we will be only having 1 driveway.
- Mr. Valdati: The next item on the agenda is:

12-3264/Gas Land 1831 New Hackensack Road- To discuss the amended site plan and the wetland disturbance permit to an existing 1782 square foot service/gas station for a total of 2552 square foot convenience store/gas station. The property is located at **1831 New Hackensack Road** and is identified as Tax Grid No. **6259-02-524833**. (Chazen)(Approved on March 4, 2013)

- Mr. Lipine: My name is Chris Lipine and I am with the Chazen Company. This project was approved in February of this year. What we did learn is that the existing septic system at the site is inadequate for the current use. What is being proposed is replacing the septic. Unfortunately the current septic lies within the town's 100 foot wet land buffer. We are proposing to replace that system and provide some enhanced treatment as part of our proposal. Besides the septic tank, we will have an alternate septic tank. The current septic is inadequate because of its setback to the existing creek; you require a 100 foot setback and the existing

setback is 75 feet from the creek. What we have done is incorporate a clay barrier along the top of the slope to prevent any leaching. The other problem is the existing well is within 90 feet of the septic system. We don't have the ability to shift the septic system further into the site to the east in the parking lot. The applicant at this time is constrained by the existing septic system and the creek and the current regulations. We are asking for waivers. We are trying to bring it into conformity with today's standards. We have reviewed the comments and would like to point out a few things. The original application was removing 4 trees on the site and there is no work in the proposed flood plain. We are here seeking an amendment to our original site plan.

- Mr. Fanuele: I thought the Board of Health gave permission for septic systems.
- Mr. Stolman: It is the Board of Health but you are the board that would give permission for additional development. Assuming he can get Health Dept approval, you are giving him approval for the work.
- Ms. Leed: How much is this grandfathered in? You are not going past the existing or is it the existing does not comply?
- Mr. Lipine: The existing septic system is generally in the location where our primary system is that we are replacing. We are also providing a means for expansion for the future which is required with all new septic systems now. The only real encroachment is that we are going a little out to the west by creating this clay barrier (pointing to the map) at the top of the slope. It is going to go 6 feet down and the intent of it is to prevent anything leaking out.
- Mr. Roberts: Are there two lots in this application?
- Mr. Lipine: The applicant owns the adjoining lot.
- Mr. Roberts: Aren't you going to do something with the adjoining lot?
- Mr. Lipine: No.
- Mr. Valdati: Mr. Stolman indicated that Fish & Wildlife and the Army Corp should be consulted since they are near the Wappinger Creek.
- Mr. Lipine: The Wappinger Creek is located off our property. We have utilized the water surface as our elevation but nowhere on our site are there wetlands.
- Mr. Gray: Why are you going into the wetlands if you have property next door?

- Mr. Lipine: We are going into the buffer not the wetlands. If we go next door, there is an underground stream. We would not meet the setbacks on that property.
- Mr. Stolman: We need to find out if the DEC, Army Corp or Fish & Wildlife has jurisdiction.
- Mr. Valdati: You will need an EAF.
- Mr. Lipine: You need a full EAF?
- Mr. Stolman: Yes unless you can be very specific with the short form.
- Mr. Lipine: The existing septic system is in your buffer and I am proposing to replace that system in your buffer.
- Mr. Malafronte: Do we need approval from Dutchess Health Department?
- Mr. Stolman: How it has worked for the last couple of years is that the applicant comes to us to get approval for the placement of the septic system and the Health Department for the septic system. If he cannot get Health Department approval, he cannot disturb the buffer; even if you grant him the approval.
- Mr. Valdati: Get Health Department approval and then come back. Do you think you could be ready for the September 3rd agenda?
- Mr. Lipine: Yes.
- Mr. Valdati: Next on the agenda is:

10-3204/5157- Hilltop Village at Wappinger: To discuss utility work for Road A in Phase 1 for the site plan and subdivision of age restricted housing components on 149.35 acres. 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)(PH 5-7-12)(Accepted FEIS as complete 11-5-12)(Accepted Finding Statement 11-19-12) (TB approval for rezone 1/14/13) (PH Opened and Closed 2/4/13)(Approved March 18, 2013)

- Mr. Fitzpatrick: My name is James Fitzpatrick. Our original approved resolution allowed us to do a certain amount of work within Phase 1 in order to reach our goal of getting a certain amount of paving done before the winter. We have completed that scope of work and we are here in front of you to ask the boards permission to continue towards that end. Since we were here last, we have been working to satisfy all the conditions of the resolution. We have received a letter of approval from the County Health Department contingent on the site plan being signed. With that, we are here to ask permission to start utility work.

- Mr. Gray: When the request was initially made, it did not have Health Department approval and we allowed them to start the road work. Now they have Health Department approval to continue the work.
- Mr. Fitzpatrick: The work would be on Road A, which would have the models and club house.
- Mr. Stolman: There is a restoration bond in place.
- Mr. Povall: What Toll Brothers is looking to do is to continue working towards the goal of completing road A before the winter. They want to put the water main in on Road A which would go up the road toward the club house. This is all part of Phase 1; as well as the sewer in that same area. They want to put the physical water pipe in; along with the man holes. It gives them a jump before the winter comes.
- Mr. Fanuele: Is this going to be hooked up?
- Mr. Fitzpatrick: It is only a placement.
- Mr. Valdati: What is the pleasure of the board?
- Ms. Bettina: I make a motion.
- Mr. Malafronte: Second.
- Mr. Valdati: All in favor?
- Board: Aye.
- Mr. Valdati: Next on the agenda is:

13-3275/BJ's Wholesale Club Propane Cylinder Refill Station-To discuss the safety concerns of the addition of a fenced propane refill station, existing shed display and existing seasonal goods storage area. The property is located at **1357 Route 9** and is identified by **Tax Grid No. 6157-02-707773** in the Town of Wappinger. (Taub)

- Mr. Valdati: Is there anyone here to represent this application.
- Ms. Rose: No, they are still in Florida and Barbara told them not to come up. Did you get Mark Lieberman's letter?
- Mr. Valdati: Yes. It reads as follow:
- The plans that were submitted to me and the location of the tanks by the cutoff meet all requirements of the Fire Code of New York State. (19 NYCRR

Section 3804 and that of table 3804.3, which also references NFPA58 and its requirements.

Section 3804.1 of the Fire Code of New York State also provides that the storage and handling of LP Gas and the installation and maintenance of related equipment shall be subject to approval by a Code Enforcement Official, in this case the Fire Inspector.

I will not approve, nor in the past 25 years as Fire Inspector have I ever approved any installation that does not comply with the code.

Mr. Fanuele: Why are we discussing this if no one is here?

Mr. Roberts: I would like to go into executive session.

Mr. Valdati: Let's finish what we have here and then go into executive session.

Mr. Valdati: Next on the agenda is:

13-3273/Prestige Mini-To discuss the construction of an 18,750 square foot automobile dealership with a service center on 4.41 acres in a HB zoning district. The property is located at **1162 Route 9** and is identified by **Tax Grid No. 6157-04-674155** in the Town of Wappinger. (Paggi)

Mr. Paggi: My name is Larry Paggi. This property is just north of the Volkswagen & Volvo dealership. We have been approached by Prestige and would like to build a Mini Coup dealership on this vacant site. We have done extensive research of this site. We have done research on storm water and septic. We have been in contact with the owner and their architects. We have developed conceptual plans. We believe this site is very workable for what they would like to accomplish here. We believe it would be a wonderful opportunity for our town; this is a high end dealership. The architects will explain what the building will look like. Before we move forward, we would like to get a feeling from the board. We think this is a good use for this property.

Mr. Logan: My name is Fay Logan and I am one of the architects on this project and this is my associate Rob Nocella.

Mr. Paggi: While they are setting up; I would like to tell you that this site already had Planning Board approval in 2006 for Progress Insurance. It was a very similar site plan; I believe that building was 16,000 square feet. This new building is roughly 18,000 square feet. There is access to the site for DOT and there have been environmental reviews.

Mr. Logan: The Ramsey, New Jersey showroom is a two story showroom. We are looking to develop a one story showroom. Customer service and customer comfort is on

the top of their list. All of their showrooms are the same because they are a very demanding dealership. Their visual is a cube with a mini coupe in it. This building is representative of that.

- Mr. Nocella: The last 3 sheets of the hand out will give you an idea of what the building will look like. What you see from the road is an elegant, modern glass building.
- Mr. Logan: The inventory is stored behind the building.
- Mr. Valdati: How much inventory is on site?
- Mr. Paggi: The total number of spaces will be 270. There will be 34 for employees, 82 for service and display, 16 for customers and 138 for inventory. The cube will be located in the front yard which is not allowed so we will be going to the Zoning Board for a variance. There are wetlands involved in the project. They are off site wetlands, they are federal wetlands, but they do carry a 100 foot town buffer. We will not be encroaching the wetlands any further than the previous applicant. We had our wetland analyst out at the site and I will be submitting his report with our application and will be attached to our EAF.
- Ms. Van Tuyl: My name is Jennifer Van Tuyl and I am the attorney for this project. We would like some feedback from the board before we do any further work on this project.
- Mr. Valdati: You have the correct zoning and the correct acreage.
- Mr. Paggi: We already investigated the sewer disposal and the storm water.
- Ms. Leed: Is it an easy left turn?
- Mr. Paggi: You will have to make a u turn on Smithtown Road to access the dealership.
- Mr. Stolman: Before you mentioned sign variances, it is unusual but here in the Town of Wappinger the Planning Board has a lot of latitude when it comes to signs. In 240.29B it states-In acting on a site development plan; the Planning Board may authorize variation from these standards upon demonstration of good cause and in the interest of good design. So you may not need variances for the signage.
- Mr. Valdati: I think this type of dealership would be fine in our town. What is the pleasure of the board?
- Board: Aye.
- Mr. Valdati: Next on the agenda is:

13-3284/Cablevision (Parking & Circulation Plan)-To discuss the expansion of their parking lot and the reconfiguring of the storm water basin on 6.25 acres in a HB zoning district. The property is located at **719 Old Route 9** and is identified by **Tax Grid No. 6157-02-539850** in the Town of Wappinger. (Gillespie)

- Mr. Gillespie: We were before the board some time ago with a septic redesign. Cablevision now has problems with employee parking. What they would like to do is have a separate parking area and a separate access to the parking lot. (Pointing to the map) In addition, try to combine it to the existing facility. This main section here will try to be limited to employee parking and vendor parking. There are 3 building on the site now; the big building has 1800 square feet. The newer building is about 2800 square feet. Over here there is an existing trailer. A lot of vendors use it to store parts. What they would like to do is relocate it next to the generator and enlarge it for more storage/office. We are trying to push the entrance radius more towards the north. There are two islands that would be moved to make a more of an access lane. (Pointing to the map) we are going to try to increase the storm water area we will try to move it into the town buffer. It is a federal wetland and it has a 100 foot town buffer so in trying to elevate some of the pooling we would enlarge this pond. Parking space wise we show 56 spaces.
- Mr. Malafronte: Will this need a new site plan?
- Mr. Stolman: An amended site plan.
- Mr. Valdati: This sounds good.
- Mr. Valdati: Does anyone have any old or new business? Hearing none, can I have a motion to go into executive session?
- Ms. Bettina: I make a motion to go into executive session.
- Mr. Malafronte: Second.
- Mr. Valdati: All in favor?
- Board: Aye.
- Mr. Valdati: Can I have a motion to come out of executive session?
- Ms. Bettina: I make a motion to come out of executive session.
- Ms. Leed: Second

Mr. Valdati: All in favor?
Board: Aye.
Mr. Valdati: Can I have a motion to adjourn?
Mr. Malafronte: I make a motion to adjourn.
Ms. Bettina: Second.
Mr. Valdati: All in favor?
Board: Aye.

Respectfully,

Sue Rose, Secretary
Planning Board