

MINUTES

Town of Wappinger Planning Board
November 18, 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
Ms. Visconti:	Member		

Others Present:

Mr. Gray	Engineer to the Town
Mr. Roberts	Attorney to the Town
Mr. Stolman	Planner to the Town
Ms. Rose	Planning & Zoning Secretary
Mrs. Roberti	Zoning Administrator

SUMMARIZED

PROJECTS DISCUSSED:

OUTCOME

Calvary Chapel of the Hudson Valley	Adjourned until January 22nd
Obercreek Subdivision and Lot Line Re-alignment	Adjourned until December 2 nd
Prestige Mini	Resolution approved
Thurston Residence	Resolution approved
Delvescovi Plot Plan	Resolution approved
Osborne Inn Restaurant	Submit new plans
Hudson Valley Volkswagen	Public Hearing for December 2 nd and Prepare resolution.
Stonegate (Alterations for Saz, Inc.	Public Hearing for December 2 nd
Hilltop Village at Wappinger	Public Hearing for December 2 nd
Andlyn Associates Inc	Extension granted

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	Here
	June Visconti	Here
	Victor Fanuele	Here
	Angela Bettina	Here

Mr. Valdati: First item on the agenda is:

Mr. Valdati: Do I have a motion to accept the 2014 meeting dates?

Ms. Bettina: I make a motion to accept the 2014 meeting dates.

Ms. Visconti: Second.

Mr. Valdati: Roll call vote.

Ms. Rose:	June Visconti	Aye
	Victor Fanuele	Aye
	Angela Bettina	Aye
	Frank Malafronte	No
	Marsha Leed	No
	Max Dao	Aye
	Robert Valdati	Aye

Adjourned Public Hearing:

10-3199 / Calvary Chapel of the Hudson Valley: - The Town of Wappinger Planning Board will conduct an adjourned public hearing pursuant to Article IX, Section 240-87 and 240-57 to discuss a site plan for a place of worship that would consist of 24,000 sq. ft. and 200 parking spaces and 133 proposed parking spaces to be land banked for a total of 333 spaces on 48.86 acres in a CC & R-40 Zoning District. The property is located on **Route 376 and Diddell Road** and is identified as **Tax Grid No. 6359-03-176082** in the Town of Wappinger. (Berger)(LA June 1, 2010)(Neg Dec 9-16-13)

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

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

Ms. Bettina: Second.

Mr. Valdati: All in favor?

Board: Aye.

Mr. Cantor: Since the site visit, the applicant has gotten a study from a traffic engineer. It will take a month or so to get that report. I would like to have this adjourned until January 22nd so the professionals could have a chance to review the study.

Ms. Visconti: I make a motion to adjourn this until January 22nd.

Ms. Bettina: Second.

Mr. Valdati: All in favor?

Board: Aye.

Mr. Valdati: The next item on the agenda is an Adjourned Public Hearing:

11-5159/Obercreek Subdivision and Lot Line Re-alignment: The Town of Wappinger Planning Board will conduct an adjourned public hearing pursuant to Section 276 to discuss a proposed 14 lot subdivision and lot-line re-alignment on 32.95 acres in an R-40/80 zoning district. The property is located on **New Hamburg Road & Marlerville Road** and is identified as **Tax Grid No. 6057-02-997768/ 6157-01-030738** in the Town of Wappinger. (Chazen)(LA April 8, 2011)

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

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

Mr. Dao: Second.

Mr. Valdati: All in favor?

Board: Aye.

Mr. Valdati: Do I have a motion to adjourn this until December 2nd at the request of the applicant.

Ms. Visconti: I make a motion to adjourn this until December 2nd.

Mr. Dao: Second.

Mr. Valdati: All in favor?

Board: Aye.

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

13-3273/Prestige Mini- To vote on a resolution for the application of **Prestige Mini** to construct an 18,750 square foot Motor Vehicle Sales Establishment on 4.41 acres in a HB zoning district, including their applications for a special permit, site development plan approval, a wetland disturbance permit, and variations of signage requirements pursuant to section 240-29 (B). The property is located at **1162 Route 9** and is identified by **Tax Grid No. 6157-04-674155** in the Town of Wappinger. (Paggi)

Ms. Visconti: I make a motion to accept the resolution with the amendment from our professionals.

Mr. Malafronte: Second.

Mr. Valdati: All in favor?

Board: Aye.

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

13-3291/Thurston Residence-To vote on the construction of a new 2-1/2 story, wood framed single family residence in the Wheeler Hill Historic District. The area of the proposed structure will be approximately 7,500 square feet total on two floors (4,200 square feet on the first floor and 3,300 square feet on the second. The property is located at **600 Wheeler Hill Road** and is identified as **Tax Grid No. 6057-02-619533** in the Town of Wappinger. (Hibbs)

Mr. Valdati: Can I have a motion to accept the resolution?

Ms. Visconti: I make a motion to accept the resolution.

Ms. Bettina: Second.

Mr. Valdati: All in favor?

Board: Aye.

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

13-3292/Delvescovi Plot Plan-To vote on a resolution for the replacing of the proposed split rail fence, originally shown on the plot plan dated 2/22/11, with landscape boulders at every 50 feet. The property is on

Old Hopwell Road (Lot 1, Anton Subdivision) and is identified as **Tax Grid No. 6257-04-575304 in the Town of Wappinger.** (Day)

- Mr. Valdati: Can I have a motion to accept the resolution?
- Ms. Visconti: I make a motion to move the resolution that was drafted by the Zoning Administrator.
- Mr. Dao: Second.
- Mr. Valdati: All in favor?
- Board: Aye.
- Mr. Valdati: The next item on the agenda is:

13-3287 / Osborne Inn Restaurant- To discuss architectural changes to the south side of the existing restaurant. The applicant has constructed a small addition to the south side and is proposing on enlarging the original outside deck for dining. The property is located at **146-150 Osborne Hill Road** and is identified as **Tax Grid No. 6156-01-485668** in the Town of Wappinger.

- Mr. Stolman: The parking calculation indicates that there are 30 parking spaces and 90 seats in the restaurant but the plan you submitted states 105 seats.
- Mr. Guzijan: That was the original seating in the restaurant.
- Mr. Stolman: The site plan needs to show 90 not 105.
- Ms. Visconti: I'm questioning the other uses on the property.
- Mr. Stolman: What do you have upstairs?
- Mr. Guzijan: There is one apartment and storage for the restaurant.
- Mr. Stolman: You need to show parking for the apartment and there are two other homes that you need to show parking for. We need the rear and the right elevations. What about signage?
- Mr. Guzijan: I don't know the size of the sign because it will be up to the tenant. The square footage will be the same size that is there already but I don't know the design.
- Mr. Stolman: What about lighting?
- Mr. Guzijan: There may be some up lighting on the building and lighting on the sign but I don't know that yet but if I have to come back to the Planning Board for that I may not put them up.

- Mr. Valdati: We monitor the lighting to make sure the lighting does not interfere with any of the neighbors.
- Mr. Stolman: The hours of operation should be on the plans. I understand you are going to put a freezer in the back.
- Mr. Guzijan: I proposed the relocating of the cooler in the back. I don't know the size of the cooler until the tenant buys the cooler.
- Mr. Stolman: Is there anything else you are proposing to do?
- Mr. Valdati: There should be some landscaping along the parking area; shrubs not trees.
- Mr. Valdati: The next item on the agenda is:

13-3280/Hudson Valley Volkswagen-To discuss modification to the Hudson Valley Volkswagen site plan and Special Use Permit. The property is located at **1148 Route 9** and is identified as **Tax Grid No. 6157-04-690127** in the Town of Wappinger. (Day)

- Mr. Gray: We worked with the applicant and everything has been satisfied.
- Mr. Stolman: We are also satisfied.
- Ms. Visconti: The Fire Prevention Bureau wants posted fire lanes on the plans. Has that been done?
- Mr. Lynch: That is not a problem, we can add them.
- Mr. Valdati: Can I have a motion to schedule a Public Hearing for December 2nd and to have a resolution prepared?
- Ms. Visconti: I make a motion to schedule a Public Hearing for December 2nd.
- Mr. Dao: Second.
- Mr. Valdati: All in favor?
- Board: Aye.
- Mr. Valdati: Can I have a motion to have the planner prepare a resolution including a Negative Declaration?
- Ms. Visconti: I make a motion to have the planner prepare a resolution including a Negative Declaration.
- Ms. Bettina: Second.

Mr. Valdati: All in favor?

Board: Aye.

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

07-3146/Stonegate (Alterations for Saz, Inc.)-To discuss the changes to the boarding house in a HB Zoning District. The property is located at 92-96 Old Post Road and is identified as **Tax Grid No. 6157-02-641504** in the Town of Wappinger. (Berta)(Cantor)(LA sent 7/18/13)(Neg Dec sent 9/17/13)

Mr. Cantor: The last time we were here the board reviewed proposed plan and a Negative Declaration was issued. It was then left up to the Town Board to change the zoning code and the amendment took place last week. You are now in a position to proceed with the application.

Mr. Berta: I have a question about the fire truck turning radius. We did improve it but will not be able to make a turning radius. We did demonstrate that with a few maneuvers that a truck can get out without backing up. We allowed 2 spaces for the fire lane. We also sent the plans to a lighting expert and we are waiting for his response.

Mr. Fanuele: I make a motion to schedule a Public Hearing for December 2nd.

Ms. Bettina: Second.

Ms. Visconti: For the record, I will have to recuse myself because Mr. Shah is a client of mine.

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

13-3288/Hilltop Village at Wappinger-To discuss the subdivision of Parcel 1 of Filed Map #11070B into three condo parcels as part of their condominium offering plan. 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)

Mr. Fitzpatrick: We are here tonight to discuss sub dividing the parcel to get ready for our condominium phasing. We have met with your professionals and revised the plans to reflect their concerns. (Pointing to the map) the blue is condominium phase 1, the yellow is condominium phase 2, and the red is condominium phase 3. All the property within here will be taken care of by a homeowners association. This area here will be the recreation area and will also be taken care of by the homeowners association.

Ms. Visconti: I don't see any issues. Everyone seems to have signed off.

Mr. Stolman: The next step is a Public Hearing.

Ms. Visconti: I make a motion to have a Public Hearing on December 2nd.

- Mr. Dao: Second.
- Mr. Povall: Can we have a resolution prepared for December 2nd just in case there is no opposition.
- Mr. Valdati: Can I have a motion to have our planner prepare a resolution for December 2nd?
- Ms. Visconti: I make a motion to have our planner prepare a resolution for December 2nd.
- Ms. Bettina: Second.
- Mr. Valdati: The next item on the agenda is:

13-3288/Hilltop Village at Wappinger – To discuss style changes to the proposed single family homes and townhouses that were approved by the planning board in their site plan. The property is on **All Angels Hill Road** and is identified as **Tax Grid No. 6257-02-630770** in the Town of Wappinger. (Povall)

- Mr. Malafronte: Is the housing configuration changing?
- Mr. Stolman: Nothing is changing.
- Mr. Gray: David and I have spoken and the individual models were allowed for in the documents that were approved that the footprints that are shown on the site plan were not to be what is actually being built.
- Mr. Valdati: I think there needs to be a little more detail on the map. You need to show numbers on the plot plan on how far apart the houses will be.
- Mr. Fitzpatrick: We need to do some housekeeping.
- Mr. Valdati: The next item on the agenda is:

11-3225/Andlyn Associates Inc.: Seeking their fourth six month extension on final site plan approval for the proposed relocation of the existing entrance onto New Hackensack Road. This parcel is .873 acres in a GB Zoning District. This extension would begin November 2, 2013 and run through December 1, 2013. The property is located at **210 New Hackensack Road** and is identified as **Tax Grid No. 6259-03-107069** in the Town of Wappinger. (Gillespie)
(PH April 4, 2011) (Resolution Approved May 2, 2011) (First Extension May 3, 2012 to November 1, 2012)(Second-November 2, 2012 to May 1, 2013)(Third-May 2, 2013 to November 1, 2013)

- Mr. Valdati: Do I have a motion to grant this variance?
- Ms. Bettina: I make a motion to grant this variance.
- Ms. Visconti: How long of a variance are we going to give them? We already granted them a one month extension.

Mr. Valdati: A 5 month extension.

Ms. Visconti: Second.

Mr. Valdati: All in favor?

Board: Aye.

Ms. Visconti: Motion to go into executive session.

Mr. Dao: Second.

Ms. Visconti: Motion to come out of executive session.

Ms. Bettina: Second.

Mr. Valdati: Can I have a motion to adjourn this meeting?

Mr. Visconti: I make a motion to adjourn this meeting.

Mr. Dao: Second.

Mr. Valdati: All in favor?

Board: Aye.

Respectfully,

Sue Rose, Secretary
Planning Board