

MINUTES

Town of Wappinger Planning Board
May 5, 2014
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:	Absent
Ms. Visconti:	Member		

Others Present:

Mr. Hobbday	Engineer to the Town
Mr. Larry Paggi	Conflict Engineer
Mr. Al Roberts	Attorney to the Town
Mr. Stolman	Planner to the Town
Mrs. Roberti	Zoning Administrator
Ms. Rose	Planning & Zoning Secretary

SUMMARIZED

PROJECTS DISCUSSED:

OUTCOME

Discussion:

BJ's Wholesale Club Propane Cylinder Refill Station	Resolution Accepted
182 Old Route 9 (2014)	Resolution Accepted
Corporate Park-Signage	Resolution Accepted
Escrow Format	New format accepted

Mr. Valdati: **Can I have a motion to accept the minutes from April 21, 2014?**

Ms. Visconti: **I make a motion to accept the minutes from April 21, 2014.**

Mr. Bettina: **Second.**

Mr. Valdati: **All in favor?**

Board: **Aye.**

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

13-3275/BJ's Wholesale Club Propane Cylinder Refill Station-To vote on a resolution concerning the application of BJ's Wholesale Club Propane Cylinder Refill Station. To discuss the addition of a propane refill station, including one 1,000 gallon tank, fencing, bollards & parking. In addition they are seeking approval for an existing 300 square feet outdoor display shed 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.

(Charles Thorn) (PH Closed 4-21-14)

Mr. Malafrente: I thought we spoke about installing a camera so that area could be monitored.

Ms. Visconti: I don't have any note on that.

Mr. Malafrente: It could prevent vandalism.

Ms. Visconti: Vandalism is not our concern. It would BJ's responsibility.

- Mr. Valdati: Our concern is the fire safety and training of the employees that will be dispensing the propane.
- Mr. Stolman: They did provide us with their manual.
- Mrs. Roberti: I would like one change made. Mark Lieberman would be the person that would keep the certificates of the employees.
- Mr. Valdati: We have a resolution, do I have a motion?**
- Ms. Visconti: I move the resolution as amended; to include the change of the person who will keep the certificates.**
- Mr. Fanuele: Second.**
- Mr. Valdati: All in favor?**
- Board: Aye.**

5/6/14

RESOLUTION
TOWN OF WAPPINGER PLANNING BOARD

RE: **B.J.'s PROPANE TANK REFILL STATION–
RESOLUTION OF AMENDED SITE DEVELOPMENT PLAN APPROVAL**

At a regular meeting of the Planning Board of the Town of Wappinger, Dutchess County, New York, held at Town Hall, 20 Middlebush Road, Wappingers Falls, New York on the ____ day of _____, 2014 at 7:00 P.M.

The meeting was called to order by the Chairman Robert L. Valdati and the Planning Board member attendance was as follows:

Robert L. Valdati _____
Angela Bettina _____
Max Dao _____
Victor Fanuele _____

Marsha Leed _____
Francis Malafronte _____
June Visconti _____

The following resolution was moved by _____ and seconded by _____

WHEREAS, the Town of Wappinger Planning Board has received an application of BJ’s Wholesale Club, Inc. (the “Applicant”) on behalf of Alpine Improvements, LLC (the “Owner”) for Amended Site Development Plan Approval for the existing ±300-square foot outdoor shed and a ±200-square foot seasonal goods storage area, and to install a propane tank refill station including one 1,000-gallon propane tank, fencing, bollards and parking (the “Project” or “Proposed Action”); and

WHEREAS, the subject property, identified as 6157-02-707773 on the tax assessment maps, is located at 1357 Route 9 within the Shopping Center (SC) zoning district (the “Subject Property” or “Site”); and

WHEREAS, the Applicant has submitted an application form for Site Plan Approval, dated 2/25/14; an owner’s consent form, dated 2/25/14; a project narrative from Kimley-Horn of New York, PC; a Short Environmental Assessment Form (Part 1) dated 3/10/14; a copy of a report entitled *Dispensing Propane Safely* by Propane Education and Research Council, a copy of BJ’s propane filling/handling procedures; and the following sheets of plans generally entitled “BJ’s Wholesale Club Propane Addition, 1357 Route 9 Site, Wappingers Falls, New York,” dated 10/28/13, revised 4/11/2014 and prepared by Kimley-Horn of New York, PC:

1. Sheet C000, Cover Sheet;
2. Sheet C100, Overall Site Plan;
3. Sheet C200, Detail View;
4. Sheet C300, Erosion and Sediment Control;
5. Sheet C400, Site Details; and
6. Sheet C500, Site Plan Exhibit (the six (6) above mentioned drawings constitute the “Site Plan Drawings”); and

WHEREAS, in accordance with Sections 239-l and m of the New York State General Municipal Law, the Planning Board referred the subject Site Development Plan application to the Dutchess County Department of Planning and Development (DCDPD); and

WHEREAS, the DCDPD responded to the above mentioned referral in its form letter dated April 2, 2014 which concluded that the Proposed Action was a “Matter of Local Concern with Comments;” and

WHEREAS, the Planning Board has considered the comments from the DCDPD; and

WHEREAS, the Proposed Action is an Unlisted action in accordance with the State Environmental Quality Review (SEQR) and the Wappinger Environmental Quality Review (WEQR) Law; and

WHEREAS, a duly advertised public hearing on the Project application was held on April 21, 2014 at which time all those wishing to be heard were given the opportunity to be heard; and

WHEREAS, the Planning Board is familiar with the Site and all aspects of the Project and is satisfied that the Project will comply with the Zoning Law including the provisions relating to Site Development Plan, Parking and Performance Standards of Articles IX through XI of the Zoning Law as well as other applicable laws and regulations subject to the conditions below.

NOW, THEREFORE, BE IT RESOLVED AS FOLLOWS:

1. The Planning Board hereby adopts and incorporates the recitations and statements set forth above as if fully set forth and resolved herein.
2. Pursuant to State Environmental Quality Review regulations, the Planning Board hereby adopts a Negative Declaration on the grounds that the Proposed Action will not result in any significant adverse environmental impacts since there is no substantial exterior construction and/or land disturbance associated with the Proposed Action except for the installation of parking spaces, a propane tank, fencing and bollards.
3. The Planning Board hereby grants Amended Site Development Plan Approval to the Project for the existing ±300-square foot outdoor shed and a ±200-square foot seasonal goods storage area, and to install a propane tank refill station including one 1,000-gallon propane tank, fencing, bollards and parking, as defined above and as shown on Site Plan Drawings, on the Subject Property in accordance with the provisions of Articles IX through XI of the Zoning Law subject to the following conditions and modifications:
 - a. The following shall be fulfilled prior to the issuance of a Building Permit in conjunction with this Project:
 - (1) The Property Owner and Applicant shall endorse and submit a copy of this Resolution to the Zoning Administrator for filing.
 - (2) The Owner of the Subject Property shall submit a copy of the current deed to prove his ownership of said property.

- (3) The Applicant shall submit a statement signed by the Town's Tax Collector that all taxes due on the Subject Property have been paid in full.
- (4) The following comments contained in the Town Planner's letter to the Planning Board dated April 2, 2014, and all comments in any subsequent letter(s) issued, shall be fulfilled to the satisfaction of the Town Planner:
 - (a) Sheet C200 shall be revised to indicate the dimensions for the outdoor display shed and the seasonal goods storage area.
 - (b) Sheet C200 shall be revised to indicate the different types of ground cover proposed in and around the propane tank refill station.
 - (c) The *Propane Customer Sign* detail shall be revised to indicate that the "Parking is for 20 Minutes Only."
- (5) The Applicant shall fund a post-approval escrow account in accordance with Section 122-16 of the Town Code.

b. The following conditions shall be satisfied prior to the issuance of a Certificate of Compliance:

- (1) The Applicant shall fulfill all of the conditions of, and shall complete all improvements in accordance with this Resolution of Amended Site Development Plan Approval.
- (2) Certified "as-built" drawing(s) shall be submitted to the Town Zoning Administrator.
- (3) The Fire Prevention Bureau and the Fire Inspector shall inspect the premises, and evidence of their satisfaction shall be submitted to the Town Zoning Administrator.
- (4) The Applicant shall submit to the Fire Inspector the training certificates for those BJ employees who will be operating the propane tank refill station and filling tanks to the satisfaction of the Town Zoning Administrator.

4. In accordance with the Town's Schedule of Fees, the Applicant shall be responsible for the payment of all application review fees incurred by the Planning Board in the review of this Project which are in excess of the application review fees paid by the Applicant to-date. Such fees shall be paid within thirty (30) days of the notification to the Applicant that such fees are due. If such fees are not paid within this thirty (30) day period and an extension therefore has not been granted by the Planning Board, this Resolution shall be rendered null and void. Refunds of any remaining

funds within the escrow account for the applications will only made in accordance with the provisions of Chapter 240 Attachment 6:1, Planning and Zoning Departments Fees and Escrow Funds.

5. In accordance with Article IX of the Zoning Law, unless otherwise extended by the Planning Board for good cause shown, this Amended Site Development Plan Approval shall expire and become void one (1) year from the date of the adoption of this resolution if an application for a Building Permit has not been made, or three (3) years from the date of the adoption of this resolution if construction in conformance with the approved Amended Site Development Plan has not been completed, if the construction is not prosecuted with reasonable diligence, or if the premises has been substantially vacant or inactive for more than three (3) years.

An application for extension of site plan approval shall be made by the applicant to the Planning Board prior to the expiration of the specific time period sought to be extended. The Planning Board may extend all time limits for good cause shown, if the Board deems such extension warranted.

6. The continued validity of any Building Permit or Certificate of Occupancy issued in accordance with the approved Amended Site Development Plan shall be subject to continued conformance with such approved Amended Site Development Plan.
7. The Planning Board Chairman shall endorse a copy of this resolution certifying its correctness. The Applicant shall also sign a copy of this resolution after it has been initially endorsed by the Chairman acknowledging his receipt of a copy of the resolution. When all of the conditions set forth in Condition 3.a above have been satisfied, six (6) sets of the above referenced plans, revised as necessary, shall be submitted for endorsement by the Planning Board Chairman, certifying that the plans comply with the terms of this resolution, at which time the Chairman shall also endorse this resolution in the space provided below, certifying that the Applicant has complied with the above conditions of approval and that the issuance of a Building Permit is authorized for the improvement set forth in this Project.

One (1) set of the endorsed plans will be returned to the Applicant, one (1) set will be retained by the Planning Board, and one (1) set each will provided to the Town Building Inspector, Town Engineer, Town Highway Superintendent and Town Fire Inspector.

- 8. The Applicant must return for approval from the Planning Board if any changes to the endorsed plans and/or this Resolution of Approval are subsequently desired.

- 9. Except as specifically modified herein, the Resolution of Site Plan Approval and any Amended Site Plan Approval(s) for the Subject Property previously adopted by the Planning Board shall remain valid and in full force and effect.

The question of adoption of the foregoing resolution was duly put to a vote on roll call, which resulted as follows:

Robert L. Valdati, Chairman	Voting: _____
Angela Bettina	Voting: _____
Max Dao	Voting: _____
Victor Fanuele	Voting: _____
Marsha Leed	Voting: _____
Francis Malafronte	Voting: _____
June Visconti	Voting: _____

The resolution is hereby duly declared adopted.

Dated: _____, 2014
Wappingers Falls, New York

Robert L. Valdati, Chairman
Town of Wappinger Planning Board

Date

BJ's Wholesale Club, Inc.
Applicant

Date

Alpine Improvements, LLC.
Owner

Date

The following endorsement hereby confirms that the Applicant has fulfilled all of the items in Condition 3.a of this resolution of Amended Site Development Plan Approval necessary for the issuance of a Building Permit.

Robert L. Valdati, Chairman
Town of Wappinger Planning Board

Date

J:\DOCS2\500\Wappinger\BJs Propane Tank.555.prn(amended site plan)rev.euk.doc

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

14-3302/182 Old Route 9 (2014)-To vote on a resolution for the changes made to the previous site plan; the improvements include a new entry sign to replace the previous sign that was in disrepair, the addition of an 8 foot high fence installed as the result of ongoing theft and vandalism, the relocation of a diesel tank to provide better access and the modification to parking lot striping to move handicapped spaces closer to ramp/entry. The property is located at **182 Old Route 9** and is identified as **Tax Grid No. 6156-02-848675** in a PI (Planned Industry) in the Town of Wappinger. (Povall)

Mr. Valdati: Do I have a motion to move this resolution?

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

Ms. Bettina: Second.

Mr. Valdati: All in favor?

Board: Aye.

5/6/14

**RESOLUTION
TOWN OF WAPPINGER PLANNING BOARD**

**RE: 182 OLD ROUTE 9 –
RESOLUTION OF AMENDED SITE DEVELOPMENT PLAN APPROVAL**

At a regular meeting of the Planning Board of the Town of Wappinger, Dutchess County, New York, held at Town Hall, 20 Middlebush Road, Wappingers Falls, New York on the ____ day of _____, 2014 at 7:00 P.M.

The meeting was called to order by the Chairman Robert L. Valdati and the Planning Board member attendance was as follows:

Robert L. Valdati	_____
Angela Bettina	_____
Max Dao	_____
Victor Fanuele	_____
Marsha Leed	_____
Francis Malafronte	_____
June Visconti	_____

The following resolution was moved by _____ and seconded by _____.

WHEREAS, the Town of Wappinger Planning Board has received the application of Global Satellite, LLC (the “Applicant” and the “Owner”) for Amended Site Development Plan Approval for the existing site improvements including the following:

1. A free-standing sign near the site entrance;
2. An 8-foot high fence in the rear of the building;
3. Reconfiguration/stripping of parking spaces;
4. Relocation of the existing diesel tank; and
5. Updated plantings adjacent to the western face of the building (the “Proposed Action” or “Project”); and

WHEREAS, the subject property, identified as 6156-02-848675 on the tax assessment maps, is located at 182 Old Route 9 within the Planned Industry (PI) zoning district (the “Subject Property” or “Site”); and

WHEREAS, the Subject Property was granted Site Plan and Special Use Permit Approvals on February 5, 2007 for the change of use of a 13,917 square foot area within the existing 46,504-square foot building from a warehouse use to a commercial recreation use (the “February 2007 Approval”) ; and

WHEREAS, in addition to 13,917 square feet of commercial recreation, the February 2007 Approval also included 5,040 square feet of office space, and 27,547 square feet of warehouse; and

WHEREAS, as part of the February 2007 Approval, the Planning Board waived the initial construction of 11 parking spaces (of the 85 required parking spaces) and allowed the Applicant to build 74 parking spaces as per Section 240-96.F of the Zoning Law; and

WHEREAS, on June 15, 2007, the Subject Property was granted Amended Site Plan and Special Use Permit Approvals to change the use of a 2,520-square foot area from office to warehouse (30,067 square feet in total) for A and B Restaurant Equipment (the “June 2007 Approval”); and

WHEREAS, the June 2007 Approval reduced the required number of parking spaces from 85 spaces to 79 spaces and the approved site plan showed 11 land banked parking spaces plus 72 parking spaces; and

WHEREAS, the Applicant submitted an application form for Site Plan Approval dated 3/24/14; an owner’s consent form, dated 3/24/14; a project narrative from Povall Engineering, PLLC, dated 3/21/14; photos of the previous and the existing free-standing sign; a Short Environmental Assessment Form, dated 3/24/14; and the following plan entitled “2014 Amended Site Plan for 182 Old Route 9, Town of Wappinger, Dutchess County, New York,” dated 3/24/14 and prepared by Povall Engineering, PLLC (the above mentioned drawing constitutes the “Amended Site Plan”); and

WHEREAS, the Proposed Action is an Unlisted Action in accordance with the State Environmental Quality Review Law and the Wappinger Environmental Quality Review Law; and

WHEREAS, in accordance with Sections 239-l and m of the New York State General Municipal Law, the Planning Board referred the subject application to the Dutchess County Department of Planning and Development (DCDPD); and

WHEREAS, the DCDPD responded to the above mentioned referral by correspondence to the Planning Board dated 4/16/14 which concluded that the Proposed Action is a “Matter of Local Concern;” and

WHEREAS, the Planning Board has determined that the Project does not rise to the level of necessitating a public hearing; and

WHEREAS, the Planning Board is familiar with the Site and all aspects of the Project and is satisfied that the Project will comply with the Zoning Law including the provisions relating to Site Development Plan, Parking and Performance Standards of Articles IX through XI of the Zoning Law as well as other applicable laws and regulations subject to the conditions below.

NOW, THEREFORE, BE IT RESOLVED AS FOLLOWS:

1. The Planning Board hereby adopts and incorporates as findings and determinations the recitations and statements set forth above as if fully set forth and resolved herein.
2. Pursuant to State Environmental Quality Review regulations, the Planning Board hereby adopts a Negative Declaration on the grounds that the Proposed Action will not result in any significant adverse environmental impacts since the Project does not involve any land disturbance.
3. The Planning Board hereby grants Amended Site Development Plan Approval to the Project for the existing site improvements, as shown on the Amended Site Plan and as defined above, on the Subject Property in accordance with the provisions of Articles IX through XI of the Zoning Law subject to the following conditions and modifications:
 - a. The following shall be fulfilled prior to the Planning Board Chairman endorsing the site plan drawings:
 - (1) The Property Owner/Applicant shall endorse and submit a copy of this Resolution to the Zoning Administrator for filing.
 - (2) The Owner of the Subject Property shall submit a copy of the current deed to prove his ownership of said property.
 - (3) The Applicant shall submit a statement signed by the Town's Tax Collector that all taxes due on the Subject Property have been paid in full.
 - (4) The following comments contained in the Town Planner's letter to the Planning Board dated April 16, 2014, and all comments in any subsequent letter(s) issued, shall be fulfilled to the satisfaction of the Town Planner:
 - a. The Applicant shall revise the Amended Site Plan to indicate the square footage of the existing office use on the property.
 - b. The Amended Site Plan shall be revised to include updated parking space calculations based on the existing uses (including the office use) on the property. The bottom part of the Parking Regulations table shall be revised to eliminate any reference to a previous approval.
 - c. The Amended Site Plan shall be revised to include a Planting Schedule which indicates the common and scientific names, the number and the size

of the plantings provided on the plan for the area adjacent to the western face of the building.

- d. The Amended Site Plan shall clearly show the location of the diesels tank.
- (5) The Applicant shall obtain any necessary permits for the existing diesel tank to the satisfaction of the Town Fire Inspector.
- b. The following conditions shall be satisfied prior to the issuance of a Certificate of Compliance:
 - (1) The Applicant shall fulfill all of the conditions of, and shall complete all improvements required in accordance with this Resolution of Amended Site Development Plan Approval.
 - (2) The Fire Prevention Bureau and the Fire Inspector shall inspect the premises, and evidence of their satisfaction shall be submitted to the Town Zoning Administrator.
 - (3) Certified "as-built" drawing(s) shall be submitted to the Town Zoning Administrator.
4. In accordance with the Town's Schedule of Fees, the Applicant shall be responsible for the payment of all application review fees incurred by the Planning Board in the review of this Project which are in excess of the application review fees paid by the Applicant to-date. Such fees shall be paid within thirty (30) days of the notification to the Applicant that such fees are due. If such fees are not paid within this thirty (30) day period and an extension therefore has not been granted by the Planning Board, this Resolution shall be rendered null and void. Refunds of any remaining funds within the escrow account for the applications will only made in accordance with the provisions of Chapter 240 Attachment 6:1, Planning and Zoning Departments Fees and Escrow Funds.
5. In accordance with Article IX of the Zoning Law, unless otherwise extended by the Planning Board for good cause shown, this Amended Site Development Plan Approval shall expire and become void one (1) year from the date of the adoption of this resolution, or if the premises has been substantially vacant or inactive for more than three (3) years.

An application for extension of Amended Site Plan Approval shall be made by the Applicant to the Planning Board prior to the expiration of the specific time period sought to be extended. The Planning Board may extend all time limits for good cause shown, if the Board deems such extension warranted.

6. The continued validity of any Certificate of Compliance issued in accordance with the Project shall be subject to continued conformance with such approved Amended Site Development Plan Approval.
7. The Planning Board Chairman shall endorse a copy of this resolution certifying its correctness. The Applicant shall also sign a copy of this resolution after it has been initially endorsed by the Chairman acknowledging his receipt of a copy of the resolution. When all of the items set forth in Condition 3.a above have been satisfied, six (6) sets of the above referenced plans, revised as necessary, shall be submitted for endorsement by the Planning Board Chairman, certifying that the plans comply with the terms of this resolution, at which time, the Chairman shall also endorse this resolution in the space provided below, certifying that the applicant has complied with the above conditions of approval.

One (1) set of the endorsed plans will be returned to the Applicant, one (1) set will be retained by the Planning Board, and one (1) set each will be provided to the Town Building Inspector, Town Engineer, Town Highway Superintendent and Town Fire Inspector.

8. The Applicant must return for approval from the Planning Board if any changes to the endorsed plans and/or this Resolution of Approval are subsequently desired.
9. Except as specifically modified herein, the Resolution of Site Plan and Special Use Permit Approvals and any amendments thereto or the Subject Property previously adopted by the Planning Board shall remain valid and in full force and effect.

The question of adoption of the foregoing resolution was duly put to a vote on roll call, which resulted as follows:

Robert L. Valdati, Chairman	Voting: _____
Angela Bettina	Voting: _____
Max Dao	Voting: _____
Victor Fanuele	Voting: _____

Marsha Leed
Francis Malafronte
June Visconti

Voting: _____
Voting: _____
Voting: _____

The resolution is hereby duly declared adopted.

Dated: _____, 2014
Wappingers Falls, New York

Robert L. Valdati, Chairman
Town of Wappinger Planning Board

Date

Global Satellite, LLC
Owner and Applicant

Date

The following endorsement hereby confirms that the Applicant has fulfilled all of the items in Condition 3.a of this resolution of Amended Site Development Plan Approval.

Robert L. Valdati, Chairman
Town of Wappinger Planning Board

Date

J:\DOCS2\500\Wappinger\182 Old Route 9.752.prn(2014 site plan).euk.doc

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

14-3305/ Corporate Park-Signage- To vote on a resolution for additional roof mounted sign to an existing building. The sign will be 2' X 10'. The property is located at **1289 Route 9** and is identified as **Tax Grid No. 6157-04-573456** in the Town of Wappinger. (Lund)

- Mr. Valdati: Do I have a motion to move this resolution.
- Ms. Visconti: I make a motion to accept the resolution as prepared by our Zoning Administrator.
- Ms. Bettina: Second.
- Mr. Valdati: All in favor?
- Board: Aye.
- Mrs. Roberti: Kevin will need to come back to this board to finish his application that was started last year on Corporate Park.
- Mr. Valdati: Do I have a motion to have Mr. Lund come back to this board?
- Ms. Visconti: I make a motion to have Mr. Lund come back to this board.
- Ms. Bettina: Second.
- Mr. Valdati: All in favor?
- Board: Aye.
- Mr. Valdati: The next item on the agenda is:
- 14-5169/Ketchum Knolls Subdivision**-To discuss a proposed 2-lot subdivision on a 1.1 acre. The property is located on **Ervin Drive** and is identified as **Tax Grid No. 6258-03-135030** in an R-20 Zoning District in the Town of Wappinger. (Day)
- Mr. Hausle: My name is Tom Hausle and I am with LMD Properties and this is Dennis Lynch with Day Engineering. We were here before the board for a grading permit but now we are here a lot split.

- Mr. Valdati: Where you able to address any of the comments that were made by our Planner?
- Mr. Hausle: Not yet but we will respond in writing.
- Ms. Visconti: I have a question about shared driveways.
- Mr. Lynch: Right now we are showing individual driveway.
- Mr. Valdati: What do you think Mr. Stolman?
- Mr. Stolman: I think it would be fine to have two individual driveways.
- Mr. Hausle: We think it is cleaner to have two individual driveways but if you want a shared driveway we can do that.
- Mr. Roberts: I have the same problem with Ketchum Knolls as I do with The Ridges. My partner's brother is a partner in LMD Properties. I just want this known for the record.
- Mr. Valdati: I think we should address if we think there is a conflict. Do I have a motion to have Mr. Roberts continue as the attorney for these two projects?
- Ms. Visconti: I make a motion to have Mr. Roberts continue as attorney for these two projects.
- Mr. Malafronte: Second.
- Mr. Valdati: Roll call vote.
- Ms. Rose:
- | | |
|------------------|-----|
| June Visconti | Yes |
| Victor Fanuele | Yes |
| Angela Bettina | No |
| Frank Malafronte | Yes |
| Marsha Leed | Yes |
| Robert Valdati | No |

- Mr. Valdati: Mr. Roberts will sit as attorney to these two projects.
- Mr. Paggi: As the conflict engineer, I have a couple of questions. You will receive written comments from my office.
- Mr. Valdati: A resubmission with the details worked out will be needed.
- Mr. Valdati: The next item on the agenda is:

14-5168/The Ridges At Old Hopewell Estates-To discuss the proposed subdivision of 15.95 acres into 9 lots. The existing residence will remain on a 5.9 acre parcel and the remaining 10.05 acres will be divided into 8 building lots of approximately 40,000 square feet each with any necessary improvements. The property is located at **838 Old Hopewell Road** and is identified as **Tax Grid No. 6257-04-616448** in the Town of Wappinger. (Cantor)(Day)

- Mr. Hausle: This property is next to Old Hopewell Estates. There is a paper road that connects to Shamrock Hills Drive. We would like to develop an 8 lot subdivision that connects to that road. We have an application in front of the Town Board to be able to connect to the water and sewer district. These 8 lots would become part of the Wappinger Water District. We have received comments from David's office and we will respond.
- Mr. Valdati: We need revised plans with the comments corrected on them.
- Mr. Fanuele: How big are these lots?
- Mr. Hausle: They are a little over an acre.
- Mr. Cantor: I would like to request that you circulate for Lead Agency.
- Ms. Visconti: I make a motion to have David Stolman's office prepare a letter to circulate for Lead Agency.
- Mr. Malafrente: Second.

Mr. Valdati: All in favor?

Board: Aye. 2950

13-3275/BJ's Wholesale Club Propane Cylinder Refill Station- The Town of Wappinger will conduct a Public Hearing on April 21, 2014, at 7:00PM at the Town Hall, 20 Middlebush Road, Wappinger Falls, N. Y., pursuant to Article IX, Section 240-87 of the Town Law on the application of BJ's Wholesale Club Propane Cylinder Refill Station. To discuss the addition of a propane refill station, including one 1,000 gallon tank, fencing, bollards & parking. In addition they are seeking approval for an existing 300 square feet outdoor display shed 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.

(Charles Thorn)

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

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

Ms. Bettina: **Second.**

Mr. Valdati: **All in favor?**

Board: **Aye.**

Ms. Rose: **All the mailings are in order.**

Mr. Thorn: My name is Charles Thorn and I am representing BJ's Wholesale Club. (Pointing to the map) the refilling area will be here. It will hold one, one thousand gallon propane tank. Customers will be able to fill 20 gallon or 30 gallon tanks. There will be four parking spaces that will have signs saying propane parking only and please shut off your engine. The refilling will only take place when the store is open. There will be a call button that will alert an attendant that propane is needed. It has bollards for protection. There is a striped off area here for the customer to wait because they are not allowed in the propane area.

Mr. Valdati: I think there should be a time limit attached to these spaces.

Mrs. Leed: 20 minutes should be added to the sign.

Mr. Thorn: That can be done.

Mr. Valdati: I would like to open the Public Hearing to the audience.

Ms. Rose: Concetta Olivieri.

Ms. Olivieri: My name is Concetta Olivieri and I live at 207 Old Hopewell Road. Has Mark Lieberman signed off on this?

Mr. Valdati: Yes.

Ms. Olivieri: The employee that is going to be filling the propane tanks, is he trained and certified?

Mr. Thorn: BJ's has a rigorous training program.

Ms. Leed: Can you send us something that explains their training program?

Mr. Thorn: Yes, I can send you their training protocol.

Mr. Valdati: When the training is done, the certificates should be sent to the Zoning Administrator.

- Ms. Olivieri: They are also looking for approval of an outdoor shed. Is it there now and why wasn't it approved early?
- Ms. Roberti: They use to have one outside and I felt that since they were coming before the board for the propane filling station they should add the shed to the application.
- Mr. Valdati: Do I have a motion to close the Public Hearing?**
- Ms. Visconti: I make a motion to close the Public Hearing.**
- Ms. Bettina: Second.**
- Mr. Valdati: All in favor?**
- Board: Aye.**
- Mr. Valdati: Do I have a motion to have a resolution prepared?**
- Ms. Visconti: I make a motion to have a resolution drafted including the training protocol.**
- Ms. Bettina: Second.**
- Mr. Valdati: Roll call vote**
- | | | |
|------------------|-------------------------|------------|
| Ms. Rose: | Frank Malafronte | Aye |
| | Marsha Leed | Aye |
| | June Visconti | Aye |
| | Victor Fanuele | Aye |
| | Angela Bettina | Aye |
| | Robert Valdati | Aye |
- Mr. Valdati: The next item on the agenda is:

14-3302/182 Old Route 9 (2014)-To discuss the changes made to the previous site plan; the improvements include a new entry sign to replace the previous sign that was in disrepair, the addition of an 8 foot high fence installed as the result of ongoing theft and vandalism, the relocation of a diesel tank to provide better access and the modification to parking lot striping to move handicapped spaces closer to ramp/entry. The property is located at **182 Old Route 9** and is identified as **Tax Grid No. 6156-02-848675** in a PI (Planned Industry) in the Town of Wappinger. (Povall)

Mr. Povall: My name is Bill Povall and I represent the applicant. Some changes had been made to the property after the original site plan was approved. The original sign was replaced with this sign (showing the picture) it is in the same location but it is about 2 feet higher. The sign has been replaced within the last 10 years. There is an 8 foot high fence that was installed because of vandalism. This was installed 7 or 8 years ago. There was a 1,000 gallon diesel tank that was moved to make the truck deliveries easier. It was originally proposed in the corner but was moved to the center. It does have protected bollards. The handicap space was relocated next to the ramp. The landscaping that is there now is a little different than the original plan. This amended site plan does represent everything that is out there.

Ms. Leed: There is no new work being done; this is just to legalize everything?

Mr. Povall: Yes.

Mr. Valdati: Do I have a motion to have a resolution drafted?

Ms. Visconti: I make a motion to have a resolution drafted and I recommend that the Public Hearing is waived.

Mr. Malafrente: Second.

Mr. Valdati: All in favor?

Board: Aye.

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

11-3224 / NYCDEP Shaft 6 – To discuss paving the parking lot within the work site on three upcoming Saturdays. 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)

Mr. Schmidt: My name is George Schmidt. (Pointing to the map) we would like to pave the area that goes up to the shaft. We would be less disruptive to the work if we paved on a Saturday.

Mr. Valdati: How much truck traffic would there be?

Mr. Schmidt: Anticipated amount would be 6 trucks, 4 trips each so that would be 24 total.

Mr. Valdati: Is this permanent pavement?

Mr. Schmidt: Yes. We are asking for 7 AM to 4:30 PM.

Mr. Valdati: I think it is a little early.

Ms. Visconti: This needs to be done but I think 8 AM is more reasonable.

Mr. Valdati: Does anyone want to make a motion?

Ms. Visconti: I would make a motion to have the paving start an 8 AM until 4:30 PM for three Saturdays.

Ms. Bettina: Second.

Mr. Valdati: Roll call vote.

Ms. Rose:	Frank Malafrente	Aye
	Marsha Leed	Abstain
	June Visconti	Aye

Victor Fanuele **Aye**
Angela Bettina **Aye**
Robert Valdati **Aye**

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

13-3287 / Osborne Inn Restaurant- The applicant would like to discuss changes to the approved signage. 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. Guzijam: My name is Momir Guzijam. On the previous site plan the signage shows cultured stone on the base of the sign.

Mr. Valdati: We need to change the signage on the site plan. Does anyone have an objection to this plan? Can I have a motion to amend the original site plan?

Ms. Visconti: **I make a motion to have the Zoning Administrator make a notation on the original site plan concerning the change to the front sign.**

Ms. Bettina: **Second.**

Mr. Valdati: **All in favor?**

Board: **Aye.**

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

14-3304/Corporate Park (Building #3)-To discuss the change from 18,000 square feet of office space to 12,000 square feet of office space and 6,000 square feet of retail space. The property is located at **1285 Route 9** and is identified as **Tax Grid No. 6157-04-555439** in the Town of Wappinger. (Josh Podell)

Mr. Podell: My name is Josh Podell and I own the building. The building is now zoned for office and service and with the economy today, I would like to add retail. We have ample parking as indicated by the

previous site plan. We would like 6,000 square feet of this site to be converted to retail.

Mr. Valdati: I believe there are different parking calculations used when calculating parking for retail and office.

Mr. Stolman: The conversion would require 20 additional parking spaces which leaves you with a five parking space deficit. The Planning Board cannot deviate from the calculations because it is a zoning law.

Mr. Valdati: The parking calculation was based on the calculation from when the buildings were built. Since that time, the sizing has changed.

Mr. Stolman: It was 10 feet wide by 20 feet long; now the spacing is 9 feet wide by 18 feet long. If the parking lot is restriped, for every 9 spaces you would pick up another space. You also can have a shared parking analysis done. We need a new site plan with a parking calculation on it.

Mr. Valdati: You need to resubmit an amended site plan.

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

14-3305/ Corporate Park-Signage- To discuss an addition roof mounted sign to an existing building. The sign will be 2' X 10'. The property is located at **1289 Route 9** and is identified as **Tax Grid No. 6157-04-573456** in the Town of Wappinger. (Lund)

Mr. Lund: We cut up some of the lease space since the original site plan and in doing so the signage was moved. I would like to take the two existing signs that sit on the north end and move them to the north a little bit. This would give me room to put a sign over the pizzeria.

Ms. Visconti: I think this is reasonable. I make a motion to have the Zoning Administrator to draft a resolution allowing the change in signage.

Ms. Bettina: Second.

Mr. Valdati: Roll call vote.

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

Mr. Valdati: Any old or new business?

Mr. Fanuele: I went up to Hilltop Village and the homes are very close to each other.

Mrs. Roberti: They are 30 feet apart and that is what the site plan says.

Mrs. Roberti: In front of you is an example of the escrow report that Inez and I came up with.

Mr. Valdati: I like this format will be easier than receiving all of the invoices. Can I have a motion to except this format?

Ms. Visconti: I make a motion to except this format for the escrows.

Ms. Bettina: Second.

Mr. Valdati: Roll call vote.

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

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

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

Ms. Bettina: Second.

Mr. Valdati: All in favor?

Board: Aye.

Meeting ended 9:00 PM

Respectfully,

Sue Rose, Secretary
Planning Board

