

# MINUTES

**Town of Wappinger Planning Board**  
**May 19, 2014**  
**Time: 7:00 PM**

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

## Members Present:

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

## Others Present:

Mr. Gray	Engineer to the Town
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:

Greenbaum & Gilhooley's	Resolution Accepted
Hannaford To Go	Resolution To Be Prepared By Zoning Administrator
Dunkin Donuts	Submit Formal Application
Earth Angels Veterinary Hospital	Submit Formal Application

**Mr. Valdati:** **Can I have a motion to accept the minutes from May 5, 2014?**

**Ms. Visconti:** **I make a motion to accept the minutes from May 5, 2014.**

**Mr. Bettina:** **Second.**

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

**Board:** **Aye.**

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

**13-3279/Greenbaum & Gilhooley’s Site Plan-**To vote on the resolution for 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])(Neg Dec 1-22-14) (L/A 8-26-13)

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

**Ms. Visconti:** **I make a motion to move the resolution as prepared by our planner.**

**Mr. Dao:** **Second.**

**Mr. Valdati:** **Roll call vote.**

<b>Ms. Rose:</b>	<b>June Visconti</b>	<b>Aye</b>
	<b>Victor Fanuele</b>	<b>Aye</b>
	<b>Angela Bettina</b>	<b>Aye</b>
	<b>Marsha Leed</b>	<b>Aye</b>
	<b>Max Dao</b>	<b>Aye</b>
	<b>Robert Valdati</b>	<b>Aye</b>

Mr. Turner: On behalf of Tinkelman Architecture, I would like to thank you for your time. I would like to show you some of the materials that will be used on this project. (Mr. Turner shows samples to the board)

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

**14-3303/Hannaford To Go**-To discuss the restriping of four existing parking lot spaces into two parking lot spaces creating a drive aisle where a call box and small canopy to make a grocery pickup station. The property is located at **1490 Route 9** and is identified as **Tax Grid No. 6157-02-653974** in the Town of Wappinger.

Mr. Lord: My name is J. Lord and I represent Hannaford To Go. Nothing has really changed since my last visit. Our customer will go on line and place their order. When they get to Hannaford's they will go to the call box to give their order number and their order will be delivered to them. At our last meeting we did discuss the traffic flow. (Pointing to the map) Mr. Lord discusses traffic flow. There will be signs directing our customer where to park. We are proposing six reserved spaces for customers that would have to wait for their orders.

Mr. Fanuele: Where are they going to be located within the store? You are going to need a large area in the store to gather these groceries.

Mr. Lord: There will be building plans coming to the town. They will be redesigning a section of the store.

Mr. Gray: Is this an opportunity to talk about the connection between Mobil and Hannaford's plaza?

Mr. Stolman: We are saying there should be one way stripping in front of the call box; besides the one way sign.

- Mr. Lord: There was going to be stripping there.
- Ms. Leed: How many stores do you have doing this?
- Mr. Lord: Two or three open for the last 2 years and six under construction now. They also had three prototypes.
- Ms. Leed: Have they been tweaked since then?
- Mr. Lord: Yes. We can run people through in four to five minutes. If it does get busy, they will add more employees to keep the time between four and five minutes.
- Mr. Valdati: It looks like our board and professionals are satisfied. I think we can have a resolution prepared and it can be done in house. Would you like to vote on the resolution this evening or do you want the applicant to come back?
- Ms. Visconti: I would authorize the Zoning Administrator to prepare a resolution.**
- Ms. Bettina: Second.**
- Mr. Valdati: All in favor?**
- Board: Aye.**
- Mr. Stolman: You have three signs and they need to be identified on the plan.
- Mr. Lord: I did notice that. The engineer working on this project left the company and we are in transition. They will be on the final plan.

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

**Ms. Visconti: I make a motion to move this resolution as being prepared by our Zoning Administrator.**

**Mr. Dao: Second.**

**Mr. Valdati: Roll call vote.**

<b>Ms. Rose:</b>	<b>Marsha Leed</b>	<b>Aye</b>
	<b>Max Dao</b>	<b>Aye</b>
	<b>June Visconti</b>	<b>Aye</b>
	<b>Victor Fanuele</b>	<b>No</b>
	<b>Angela Bettina</b>	<b>Aye</b>
	<b>Robert Valdati</b>	<b>Aye</b>

Mr. Valdati: The resolution will be prepared with the stipulation that were discussed this evening.

Mr. Roberts: Going back to the Mobil and the shopping center connection, Dutchess County Planning did make a suggestion to have a connection between the two to help alleviate the traffic on Route 9.

Mr. Valdati: We would like to amend our resolution to make it conditional upon having grading.

Ms. Visconti: Don't we have it on the Mobil side.

Mr. Roberts: Yes, we had two difficulties. We had a problem with the owner of Mobil and the applicant could not get anyone on the Hannaford side to answer.

Ms. Visconti: Since you are here we would like a contact person; since the connection is part of the Mobil resolution.

- Mr. Roberts: We can grant it but then we have to decide who is going to construct it.
- Ms. Leed: It seems a little unclear of what we are asking at this point. This should have been brought up when it was a conceptual.
- Ms. Bettina: Hannaford never got back to the Mobil applicant.
- Ms. Visconti: This should not hold up anybody. We didn't let this hold up Mobil.
- Mr. Lord: I did a similar project like this; that also had adjoining property. We provided an easement for them and they provided the connection.
- Mr. Roberts: I don't know if that is far to the Mobil station. This is a topic that came from the County Planning. I think this should be a shared expense.
- Mr. Lord: Is there going to be a shared expense for the maintenance?
- Ms. Visconti: How many cars are going to leave the Mobil station to go to Hannaford? This was a comment from the county not a directive.
- Mr. Roberts: This application might have to go to the county. I know it is a minor site change but the property is on Route 9 and Myers Corners Road.
- Ms. Visconti: I don't agree with that.
- Mr. Stolman: This project does not have the importance for a Public Hearing or to be sent to the county.

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

**14-3307/Dunkin Donuts**-To discuss the construction of a retail establishment including a Dunkin Donuts with a drive-thru on vacant commercial land. It is in a CC zone and is on 11.34 acres. The property is at **2026 Route 9D** and is identified as **Tax Grid No. 6056-02-746856** in the Town of Wappinger.

Mr. Diesing: My name is Jay Diesing and I am with Mauri Architects. We are looking to develop a property that is on Route 9D. The building is going to be about 3,000 square feet. There will be a separate entrance and exit.

Ms. Visconti: Will this be open 24 X 7?

Mr. Chen: My name is Yuwen Chen and I am one of the owners. The hours will be from 5 AM to 11 PM.

Ms. Visconti: Do you know how busy Route 9D is during rush hour?

Mr. Diesing: We haven't done a traffic study yet.

Ms. Visconti: They may need a traffic light.

Mr. Diesing: We are meeting with the D O T on Wednesday.

Mr. Valdati: Is this an environmental sensitive area?

Mr. Stolman: Yes. There is storm water management needed.

Ms. Leed: Are there turning lanes on that part of Route 9D?

Mr. Diesing: I don't think so.

Mr. Valdati: I think this would be good for that area and I like the architecture. I think a site visit would be good as soon as a formal application is submitted.

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

**14-3308/Earth Angel Veterinary Hospital**-To discuss the change of use from a winery to a veterinary hospital. It is in a R-20 zone and is on 8.9 acres. The property is at **44 St. Nicholas Road** and is identified as **Tax Grid No. 6258-01-200871** in the Town of Wappinger. (Gillespie)

Mr. Gillespie: My name is Mike Gillespie and I represent Robert Codacovi and Dr. Alex Barrientos. They are looking to purchase this property that was previously a winery and change it into a veterinary hospital. It is located in a R-20 zone. This is an allowable use and special permit use. According to the town code 240-71 it lists five different uses for this area. In order to have outdoor runs you need you need ten acres.

Dr. Barrientos: My name is Dr. Alex Barrientos. It will be a typical hospital with a waiting room, exam room, icu, and surgery room. We will board pets when people go on vacation. This will all be inside the hospital. There will be no runs or kennels outside. We will not be opened for emergency care after hours. We have seven full time employees. We will have the capacity to perform therapy for older dogs. We will insulate so the noise from the barking dogs will not be heard.

Ms. Visconti: What will your hours going to be?

Dr. Barrientos: Usually nine to five, Monday to Saturday. If we have a hospitalized patient, someone would stay overnight.

- Mr. Valdati: Mr. Stolman, when you said 10 acres that implied the dog runs? If there are no dog runs, does that change the environment?
- Mr. Stolman: Runs are not defined, but if the dogs are going to be outside that may mean runs.
- Mr. Valdati: Are you talking about dogs being walked?
- Mr. Stolman: What will be occurring outside?
- Dr. Barrientos: Walking a dog on a leash. Runs are considered having the dogs unsupervised and housed.
- Mr. Stolman: Will you have a fenced in area outside?
- Dr. Barrientos: No.
- Mr. Stolman: It doesn't sound to me that there will be dog runs.
- Ms. Visconti: How many dogs will you be able to board at one time?
- Dr. Barrientos: Right now we can have 20 dogs and 30 cats but being a hospital is our primary use.
- Mr. Gillespie: We may have to go to the ZBA for the sign since this is in a residential area.
- Mr. Roberts: I think the Zoning Administrator should give an interpretation after a formal submission is submitted.
- Mr. Valdati: We think this is a good idea; please come back with a formal application. When the project is started, we will have a site visit.

Mr. Valdati: Two local laws have been presented to us for comment.

Mr. Stolman: One is for the Farley rezoning and one is for accessory apartments.

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

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

**Mr. Dao: Second.**

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

**Board: Aye.**

Meeting Adjourned: 8:40PM

Respectfully,

Sue Rose, Secretary  
Planning Board