

MINUTES

**Town of Wappinger Planning Board
June 16, 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:	Absent
Ms. Visconti:	Absent		

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
Mr. Paggi	Conflict Engineer

SUMMARIZED

PROJECTS DISCUSSED:

OUTCOME

Durants Tents & Events	Public Hearing Adjourned until July 7 th
Farley Site Plan	Public Hearing Closed-Resolution Passed
Ketchum Knolls Subdivision	Al Roberts to draft a Declaration of Covenant
The Ridges at Old Hopewell Estates	Resubmit With Modifications on the Map
La Fonda del Sol Redevelopment	To Meet with the Professionals
Clove Creek Dinner Theater	Circulate for Lead Agency-Meet with the Professionals

Mr. Valdati: Can I have a motion to accept the minutes from June 2, 2014?

Ms. Bettina: I make a motion to accept the minutes from June 2, 2014.

Ms. Leed: Second.

Mr. Valdati: All in favor?

Board: Aye.

Mr. Valdati: The first item on the agenda is a Public Hearing:

13-3289/14-5167 Durants Tents & Events The Town of Wappinger Planning Board will conduct a public hearing, pursuant to Article IX, Section 240-87 for an Amended Site Plan and Section 276 for a reverse subdivision of the Town Law, on the application of **Durants Tents & Events** to discuss the proposal of combining their two lots and removing 1,138 square feet from an existing building and then adding a 3,600 square foot addition to the northwest corner. With the proposed modification/addition, the building will contain 4,799 square feet of retail and 7,248 square feet of storage. In addition 4 additional parking spaces will be added. The property is located at **5 Osborne Hill and 1155 Route 9** and is identified by **Tax Grid No. 6157-04-632086(Route 9) and 6157-04-627103(Osborne Hill Road)** in the Town of Wappinger (Povall)

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

Mr. Fanuele: Second.

Mr. Valdati: All in favor?

Board: Aye.

Mr. Stolman: Mr. Povall is the design professional and he is not here yet.

Mr. Valdati: We will move it down on the agenda.

Mr. Roberts: The technical term is second call.

Mr. Valdati: We will put this on for a second call.

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

14-3298/Farley Site Plan- The Town of Wappinger Planning Board will conduct a public hearing, pursuant to Article IX, Section 240-87 for an Amended Site Plan of the Town Law, on the application of **Farley Site Plan** to discuss and vote on a resolution for the proposed site plan for an office company. The building is approximately 2,600 square feet. The property is in an R-20 zone and the Town Board has approved the zoning change. The property is located at **26 Myers Corners Road** and is identified as **Tax Grid No. 6157-02-787923** in the Town of Wappinger.

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

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

Ms. Leed: **Second.**

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

Board: **Aye.**

Mr. Kohler: My name is Dan Kohler and I am representing Mr. Farley. We have received a zoning change from residential to conservation commercial from the Town Board. We are now here for our site plan. This building suits my client's needs. His work is all done on the computer and at no time does merchandise get delivered to this location. There are four full time employees and 3 part time employees. We don't need any permits from the Health Department for the well. There are no changes to the property. The only thing we need now is the change of use.

Mr. Valdati: Is there anyone in the audience that would like to speak concerning this project?

Mr. Valdati: Hearing none; do I have a motion to close the Public Hearing?

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

Ms. Leed: **Second.**

Mr. Valdati: **Do I have a motion to grant or deny this application?**

Ms. Leed: **I make a motion to move the resolution.**

Ms. Bettina: **Second.**

Mr. Valdati: **All in favor? Roll call vote.**

Ms. Rose: **Marsha Leed** **Aye**
 Victor Fanuele **Aye**
 Angela Bettina **Aye**
 Robert Valdati **Aye**

Mr. Valdati: The next item on the agenda:

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. Lynch: My name is Dennis Lynch from Day Engineering.

Mr. Valdati: We did receive memos from our professionals; have you addressed the comments?

Mr. Lynch: I did address some of the comments but not the most recent. We have not heard back from the Army Corp. We have not heard back from the Archeological Field Bureau either.

Mr. Stolman: It seems the applicant only needs to modify the drawings.

Mrs. Roberti: When they first came in for a grading permit, we checked GIS and there were no wetlands on the property. Bob Gray and I were out at the property today and asked the neighbor about the rain and if there was any flooding. He said no.

Mr. Roberts: There was a question on how we are going to maintain the depression. With guidance from Larry and David, I can put it into a Declaration of Covenant.

Mr. Valdati: Do I have a motion?

Mr. Fanuele: I make a motion to have Al draft a Declaration of Covenant.

Ms. Bettina: Second.

Mr. Valdati: All in favor?

Board: Aye.

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. Lynch: We are proposing a nine lot subdivision. There is an existing right away which will connect to Shamrock Hills. The Planning Board has circulated for Lead Agency. If you look at the map, we are not in an archeological sensitive area.
- Mr. Valdati: You do have the time to modify the maps addressing the comments.
- Mr. Paggi: You and I are on the same page having to do with the Shamrock storm water. They are planning to connect to the Shamrock storm water system. The Shamrock system was designed with the anticipation of this subdivision.
- Mr. Valdati: The next item on the agenda is:

14-3310/ La Fonda del Sol Redevelopment -To discuss the construction of an approximately 4,320 square foot bank pad and 53 residential apartment units with associated parking spaces and infrastructure improvements. The property is in a HB zoning district and is on 6.45 acres. The property is located at **610 Old Route 9 North** and is identified as **Tax Grid No. 6157-02-542585**. (Chazen) (Cantor)

- Mr. Myers: My name is Mike Myers. What we are looking to do is make an L shaped commercial building in the back and residential units in the front. The property allows for multiuse so we feel there will be no zoning issues. There will be three buildings with 54 residential units in it. We have also worked with the county concerning Old Hopewell Road. The county really wanted something done with the Old Route 9 intersection. We looked at it and with an alternate plan we will try to make some improvements over here (Pointing to the Map). There was discussion of putting in a roundabout.
- Mr. Valdati: I think this plan does not meet with our zoning codes as far as density.
- Mr. Cantor: We have a lot of homework to do; including the point you bring up. We thought we could come before you with this idea.
- Ms. Leed: What kind of house? Are they going to be apartments or town houses?

- Mr. Myers: We are talking about three story units.
- Mr. Fanuele: Are they one bedroom or two bedrooms?
- Mr. Myers: Two bedrooms and some will be handicap accessible.
- Mr. Cantor: I would like to meet with Barbara and go over the old La Fonda del Sol file.
- Mr. Valdati: Any correspondence you received from the county have to do with traffic, please forward it to us.
- Ms. Leed: Are there any other apartment complexes this close to Route 9?
- Mr. Myers: I don't think there is any in the Town of Wappinger.
- Mr. Roberts: I think you should clarify what you are going to do with the property and Old Route 9 before you talk to the professionals and Barbara.
- Mr. Cantor: We need to see the old file and talk to Barbara.
- Mr. Valdati: The density seems to be the major issue with this project.
- Mrs. Roberti: I just got a text from Bill Povall; he said his apologies and he cannot be here tonight.
- Mr. Valdati: Do I have a motion to adjourn the Public Hearing for Durants Tent and Events to the next meeting?**
- Ms. Bettina: I make a motion to adjourn the Public Hearing for Durants Tents and Events to the next meeting.**
- Mr. Fanuele: Second.**
- Mr. Valdati: All in favor?**
- Board: Aye.**
- Mr. Valdati: The next item on the agenda is:

14-3309/Clove Creek Dinner Theater-To discuss the proposed conversion of part of an existing office building into a 290 seat dinner theater for evening and weekend shows. The property is in a COP zoning district and is located at **169 Myers Corners Road** and is identified as Tax Grid No. **6258-03-278358** in the Town of Wappinger. (J. Van Tuyl, Pilon)

Mr. Paggi: We are talking about the building behind the Laerdal site. It is an existing two story building. The building has two floors and is approximately 2206 square feet. There are 516 parking spaces. The dinner theater will take up 10,000 square feet of the first floor. The seating capacity will be approximately will be 312.

Mr. Stolman: This property is zoned COP (Conservation Office Park District). This would be an entertainment use. Entertainment use is allowed in many districts but not in the COP district. You have been in front of the Town Board for a zoning change. I think Jennifer Van Tuyl wanted us to circulate for Lead Agency. Also, the code allows for a shared parking analysis.

Mr. Valdati: Since there have been a number of applications submitted to the Town; do I have a motion to circulate for Lead Agency?

Ms. Bettina: I make a motion to circulate for Lead Agency.

Ms. Leed: Second.

Mr. Valdati: All in favor?

Board: Aye.

Ms. Van Tuyl: We are looking for permission to meet with the professionals to review the plans and to review any environmental issues.

Mr. Pilon: My name is Paul Pilon and I am the architect for this project. (Mr. Pilon reviews plans with the board)

Ms. Leed: Since the building has been vacant, is the parking area in good condition?

Mr. Paggi: I haven't been out to the site yet.

Mr. Valdati: Do I have a motion to have the professionals for this site to meet with our professionals?

Ms. Bettina: **I make a motion to have the professionals meet concerning this application.**

Ms. Leed: **Second.**

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

Board: **Aye.**

Ms. Van Tuyl: We would like to be put on the calendar for July 21st.

Mr. Stolman: We will have a Neg Dec ready for that meeting.

Mr. Valdati: **I make a motion to go into executive session.**

Ms. Bettina: **Second.**

Mr. Valdati: **I make a motion to come out of executive session.**

Ms. Bettina: **Second.**

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

Board: **Aye.**

Mr. Valdati: **Do I have a motion to sign the personal document?**

Ms. Bettina: **I make a motion to sign the personal document.**

Ms. Leed: **Second.**

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

Board: **Aye.**

Mr. Valdati: We have a project going in adjacent to our property. I think by law the adjacent municipality has 10 days to notify the abutting municipality of a proposed project. We as the town forward proposed projects to our abutting municipalities. We were notified just days before the Public Hearing on Leisure Time in the Village of Wappingers. Mrs. Roberti

did request to delay the Public Hearing until we had time to review the plans. The Public Hearing was held and the request was granted. I did send a letter to the chairman requesting a meeting to discuss this matter.

Ms. Bettina: We received a letter from the Deputy Town Clerk concerning minute-trac. Did we get any other quotes? I would like to forward this to Barbara Gutzler.

Mrs. Roberti: We can bring this up at tomorrow's meeting.

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

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

Mr. Fanuele: Second

Mr. Valdati: All in favor?

Board: Aye.

Meeting ended: 8:30 PM

Respectfully,

Sue Rose, Secretary
Planning Board