

MINUTES

Town of Wappinger Planning Board
January 18, 2017
Time: 7:00 PM

Town Hall
20 Middlebush Road
Wappingers Falls, NY

Summarized Minutes

<u>Members:</u>	Mr. Valdati	Chairman	Present
	Ms. Bettina	Acting Chairman	Present
	Mr. Flower	Member	Present
	Mr. Marinaccio	Member	Present
	Mr. Pesce:	Member	Absent
	Ms. Visconti:	Member	Absent

Others Present:

Mr. Lindars for	Town Attorney
Mr. Gray:	Town Engineer
Mr. Stolman	Town Planner
Mrs. Roberti:	Zoning Administrator
Mrs. Ogunti:	Secretary

SUMMARY

Alexey Nechaev Subdivision	Vote on Preliminary Final on February 6, 2017
G&G Amended Site Plan (formerly Greenbaum & Gilhooley's)	Resubmit
Cohen Subdivision	Resubmit

Extension:

BAC Properties, LLC	One year extension granted
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Discussion:

16-5180 Alexey Nechaev Subdivision: To discuss a preliminary layout application to subdivide an existing lot into two (2) residential lots with municipal sewer and an individual well for water supply on 1.45 acres in an R20/40 residential Zoning District located on **Middlebush Road and Cameli Drive** and is identified as **Tax Grid No. 6157-01-438825** in the Town of Wappinger. (Paggi) (Open & Closed PH January 4, 2017)

Present: Christian Paggi – Engineer

Mr. Paggi discussed the project at length proposing 6' fencing instead of trees and to bring in 100 yard of fill.

Mr. Gray indicated that most of their items had been addressed.

16-3356 G&G Amended Site Plan (formerly Greenbaum & Gilhooley's): To discuss an amended site plan with mixed use for three buildings to include retail, bank, office and restaurant. Proposed fast food drive-thru between Building A & Building B to be eliminated. To be replaced with outdoor dining patio, adding 5 new parking spaces, and adding exterior cooler to the north side of Building A 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** in the Town of Wappinger. (Tinkelman)

Present: Bob Turner – Architect

Mr. Turner discussed several changes to the site plan now that the restaurant will be occupying both floors as well as issues with the parking. He will do a traffic study on parking and resubmit.

Mrs. Roberti indicated that Mr. Turner resubmit to DCPD and the Planning Board.

Mr. Flower suggested they consider reducing Building B to accommodate for parking.

17-5181 Cohen Subdivision: To discuss an application for a 3-lot subdivision on 4.12 acres in an R40 Zoning District. The Property is at **195 All Angels Hill Road** and is identified as **Tax Grid No. 6258-04-713166** in the Town of Wappinger. (Day)

Present: Dennis Lynch – Engineer
Brian Watts – Engineer

Mr. Lynch gave a lengthy review of the 3-lot subdivision and they are in the process of petitioning to the Town Board to be in the sewer district.

Mr. Gray indicated that they need approval from DCDPW for the proposed driveway/individual driveway.

Mrs. Bettina doesn't think projects should come before the Planning Board until water and sewer is settled.

Mr. Flower disagreed and said projects should come before the Planning Board first before going to the Town Board.

Mr. Lynch will provide individual driveway in next submission.

Extension

14-3319 BAC: Seeking their second one year extension on Site Plan approved March 2, 2015, on the application of **BAC Properties, LLC seeking re-approval for their amended site plan for the construction of a contractor equipment rental counter and display/warehouse/storage office building consisting of 19, 440 square feet in an AI Zoning District.** The applicant is having difficulties selling/leasing the property due to the current economic climate. This extension would begin on March 2, 2017 through March 1, 2018. The property is located at **30 Airport Drive** in the Town of Wappinger and is identified as **Tax Grid No. 6259-04-578332.** (Povall) (PH 3/2/15)
(Approved Amended Site Plan 3/2/15)

Ms. Visconti: Motion to grant a 1 year extension.
Ms. Bettina: Second the Motion.
Vote: All present voted Aye.

