

MINUTES

Town of Wappinger Planning Board
October 16, 2017
Time: 7:00 PM

Town Hall
20 Middlebush Road
Wappingers Falls, NY

Summarized Minutes

Members:

Mr. Flower	Chairman	Absent
Ms. Visconti:	Co-Chair	Present
Ms. Bettina	Member	Present
Mr. Marinaccio	Member	Present
Mr. Pesce:	Member	Present
Mr. Valdati	Member	Present

Others Present:

Mr. Roberts:	Town Attorney
Mr. Bob Gray:	Town Engineer
Mr. Stolman:	Town Planner
Mrs. Roberti:	Zoning Administrator
Mrs. Ogunti:	Secretary

SUMMARY

Discussion:

Myers Corners Landing Subdivision	Approved preliminary subdivision as written
Furnia Subdivision	Resubmit
10 Stage Door Road (Amended site plan)	Public Hearing waived Vote on resolution November 6, 2017

New & Old Business:

Old Hopewell Commons Subdivision	Vote on Negative Declaration on November 6, 2017
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Mr. Valdati: **Motion to accept the minutes from October 2, 2017.**
Ms. Bettina: Second the Motion.
Vote: All present voted Aye.

Discussion:

16-5179 Myers Corners Landing Subdivision: To vote on a preliminary subdivision application on a total of 6.10 acres on two parcels in an R-20 Zoning District. The property is located on **Myers Corners Road** and is identified as **Tax Grid No. 6158-04-894014 (5.84 acres) and 6157-02-899988 (0.26 acres)** in the Town of Wappinger. (Povall) LA 6-20-17 (opened PH 7-17-17) (closed PH 9-6-17)

Present: Joe Jordan – Engineer

Ms. Visconti: We have a resolution that has been prepared by the Town Planner. Does anybody have any questions? If not, I entertain a motion to approve the resolution as prepared by the Town Planner.

Mr. Valdati: **Motion to approve the Resolution as written.**
Mr. Pesce: Second the Motion.
Vote: All present voted Aye.

17-5185 Furnia Subdivision: To discuss an application for a 9-lot subdivision on 7.56 acres in an R20 Zoning District. The property is located on **New Hackensack Road** and is identified as **Tax Grid No. 6158-02-948876** in the Town of Wappinger. (Berger)

Present: Michelle Zerfas – Berger Engineering
Shane Furnia – Applicant

Ms. Visconti: Good evening.

Ms. Zerfas: Since we were last here we rearranged the lots so that the houses face the road and we have been working on some of the other items. We would like to have a public hearing set for the next meeting.

Ms. Visconti: In reviewing the plans that you have submitted there seem to be a lot of outstanding items. Rather than schedule a public hearing I would like the applicant to submit a more complete submission. The point is for the people to see what is being proposed and that shouldn't be included as a condition in the resolution of approval.

Ms. Zerfas: Some of these are with the County.

Mr. Stolman: Did you see our memo? It's from Frederick Clark Associates. It was sent to bergerengineer.com.

- Ms. Zerfas: I guess we didn't see that either.
- Mr. Stolman: You can take my copy.
- Ms. Zerfas: We want to get the stormwater all laid down.
- Mr. Gray: As a matter of fact we received something from you today.
- Mr. Furnia: That was the archaeological study. I don't know who that goes to.
- Ms. Visconti: That was presented to us tonight and we haven't had any time to review it.
- Ms. Zerfas: We just got it on October 12th and we know you haven't had time to review it. We are aware that you haven't had time to review it.
- Ms. Bettina: Are there any questions from the board on this project?
- Ms. Visconti: I just stated that there are some outstanding items and usually as a board we try to minimize the number of conditions that are in a final resolution. At this point in time I think it would be a good idea to resubmit a complete package. Especially if we are going to schedule a public hearing the people around the airport are going to want to see it. I suggest you finalize the plans so we can set a public hearing.
- Mr. Furnia: As I was told everything was finalized but I guess they are not.
- Ms. Visconti: We have not had a chance to review what you just gave us.
- Mr. Furnia: I can understand the archaeological one. Is that the main one and everything else is okay?
- Mr. Stolman: Everything is important. We got your set of plans and we wrote a memo so another submission needs to be done. You can use our memo as a checklist. We are not asking for final engineering drawings or instruction drawings. These are normally things that are asked for by the Planning Board from the applicant. Maybe with another submission there would be enough there so when the public comes in a lot of the questions would be answered.
- Mr. Furnia: Okay.
- Ms. Zerfas: Thank you.

Ms. Visconti: So you do that for the next meeting and we will have a complete submission and the public will know exactly what you are intending to do.

Mr. Gray: You will then be closer to a resolution of approval. A public hearing doesn't give you the approval.

17-3372 10 Stage Door Road (amended site plan): To discuss an amended site plan application to add three 8' x 9' overhead garage doors to the front of the existing 30,000 sf. 2-story building on 2 acres in HB Zoning District. The property is located at **10 Stage Door Road** and is identified as **Tax Grid No. 6156-02-826836** in the Town of Wappinger. (Povall)

Present: Joe Jordan – Engineer
Gene Lois – Applicant

Mr. Jordan: Good evening ladies and gentlemen. I'm Joe Jordan here with the applicant, Gene Lois. The application here is to change the existing access to add three overhead doors on the end of the building of the business operations of the Durants facilities. I have the site plan which you all have seen and there are no substantive modifications to the site. There will be no grading and I believe David had some questions about banking some parking spaces.

Mr. Stolman: We are recommending that the 4 parking spaces be removed and replaced with 4 landbanked spaces on the western portion of the site.

Mr. Jordan: That's a nonissue and we can make some plan modifications but we don't see any engineering concerns.

Ms. Visconti: Does anybody on the board have any questions? It is not our practice to have overhead doors facing the road.

Ms. Bettina: Do the consultants have any questions?

Mr. Stolman: I had two comments. One about the landbanking and secondly a note should be added to the site plan stating that this amended site plan application only involve the installation of garage doors and does not involve the change in use.

Mr. Gray: I wrote on October 5th that I didn't have any concerns.

Ms. Visconti: I entertain a motion to authorize the Town Planner to prepare a resolution.

- Mr. Roberts: Are you going to waive the public hearing or are you going to have a public hearing? The board has the authority to waive the public hearing if they deem so.
- Mr. Marinaccio: Why do we need a public hearing for a garage door?
- Mr. Roberts: You need a public hearing on a site plan amendment and you have the authority to waive it if you propose that the changes are minor.
- Ms. Visconti: So do you want to amend your motion to waive the public hearing.
- Ms. Bettina: I'm voting in favor of public hearings because I think the public should come out to say whatever they want. That's my opinion. How does the board feel?
- Mr. Marinaccio: In normal circumstances I would agree with you but this is just a parking area and 4 doors.
- Ms. Bettina: At the same time there are residents around there to give them an opportunity to say what's on their minds.
- Mr. Marinaccio: Where are the neighbors?
- Ms. Bettina: There are no neighbors? Okay, then I will amend the resolution.
- Ms. Bettina: Motion to waive the Public Hearing and authorize the Town Planner to prepare a resolution for November 6th.**
- Mr. Valdati: Second the Motion.
- Vote: All present voted Aye.
- Mr. Jordan: Thank you very much.
- Ms. Visconti: Have a good night.

New & Old Business:

16-3348 / 17-5183 Old Hopewell Commons Subdivision: To discuss a site plan & subdivision application to construct a 4,720 sf. office space, 3,000 sf. bank and 6,320 sf. residential unit buildings with 112 parking spaces and a two lot subdivision which includes the re-alignment of Sgt. Palmateer Way. This is a 2-lot subdivision on 6.45 acres in an HB Zoning District. The Property is at **Old Rte. 9 & Old Hopewell Road** and is identified as **Tax Grid No. 6157-02-542585** in the Town of Wappinger. (Day) (LA April 24, 2017)

- Present: Mark Day – Engineer
- Mr. Day: Good evening.
- Ms. Visconti: Good evening. I think you are looking for a negative declaration.
- Mr. Day: Boy, would we love that.
- Ms. Visconti: Do any of the professionals have any comments regarding what is needed to move ahead?
- Mr. Stolman: Mark’s office supplied us with the information that we were looking for in our last memo so we are ready to prepare a negative declaration and we will make it as positive for you as we can. 😊
- Ms. Visconti: I will entertain a motion to authorize the Town Planner to prepare a negative declaration.
- Ms. Bettina: Motion to authorize the Town Planner to prepare a Negative Declaration for November 6th.**
- Mr. Pesce: Second the Motion.
- Vote: All present voted Aye.

Church of the Sacred Mirror:

- Ms. Bettina: Anybody know what CoSM wants?
- Mrs. Roberti: From what I understand they are looking to make some changes to the gallery. I haven’t looked at the new submission. When Brian James came in he said they are looking to change the parking lot but they did a submission.
- Ms. Visconti: Yes, we got it tonight.

Lil Darling:

- Mrs. Roberti: I do have one thing. The building that houses Lil Darling next to Viscount Liquors, it has woods right before it and you really can't see the building itself because it is pretty far back. One of the new tenants is willing to pay for a new sign. The sign is really old and this is the sign box he's looking at. It would be set 24 feet of the pavement on their property and it would help all the other tenants that are struggling there without a sign.
- Ms. Visconti: It is very hard to see there.
- Mrs. Roberti: He will make an application for the next meeting. He just wanted you to see if you really hated it.
- Mr. Marinaccio: That looks good.
- Ms. Visconti: Is there anything else?

- Ms. Bettina:** **Motion to Adjourn.**
Mr. Pesce: Second the Motion.
Vote: All present voted Aye.

Adjourned: 7:15 pm

Respectfully submitted,

Bea Ogunti, Secretary
Town of Wappinger Planning Board