

MINUTES

Town of Wappinger Planning Board
March 7, 2016
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. Pesce:	Member	Present
	Mr. Malafronte:	Member	Present
	Ms. Visconti:	Member	Absent

Others Present:

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

SUMMARY

Discussion:

AW Scrap Processors, Inc.	Resubmit
Southside Plaza (Formerly Hark Plaza)	Resubmit
Valvoline:	Public Hearing on April 4, 2016
Randolph School	Site Visit on March 19, 2016
DC Sports NY (Formerly Fun Central)	Vote on Resolution for final approval March 21, 2016
Dunkin Donut 9D	Public Hearing on April 4, 2016
BJs Wholesale Club/Gas Station	Vote on final approval for a Neg. Dec. March 21, 2016

Extension:

Calvary Chapel of the Hudson Valley	One year extension granted
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Conceptual:

Wappinger Farm Estates (Lot Line Realignment)	Resubmit
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Architectural Review:

Hudson Valley Lighting	Approved final Plans
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Ms. Bettina: **Motion to accept the Minutes from the February 1, 2016 Meeting.**
Mr. Malafronte: Second the Motion.
Vote: All present voted Aye.

Discussion:

09-3190 / AW Scrap Processors, Inc.: To discuss their site plan for the pre-existing non-conforming processing of second hand materials for recycling and the sale of used auto parts. The property is in an R-80 zoning district on 26.423 acres and is located at **1980 Route 9D** and is identified as **Tax Grid No. 6056-02-688723** in the Town of Wappinger. (Burns)

Present: Steve Burns – Engineer

Mr. Burns: I'm here representing AW Scrap Processors. I've gone through and made some changes based on a meeting I had with the consultants. The meeting was essentially to make the site compliant.

Mr. Burns continue to give his review.

Ms. Bettina: What kind of pine trees are you putting before the wick pine?

Mr. Burns: Norway spruce.

Mrs. Roberti: Steve, when you were before the Zoning Board of Appeals, the plan you showed to them and what was approved the parking spaces were a lot closer to the edge of that lot than they were on their new plan.

Mr. Roberts: That was never approved.

Mr. Burns: It wasn't approved and they filled the berm. I came in after they put the berm in.

Mr. Roberts: That was never approved. The last time, we checked the chain of presentations, we checked the map presented and the ZBA specifically approved that layout as part of their interpretation. So that has to be pulled back.

Mr. Burns: I'll pull the berm back. Is that the only issue?

Mr. Roberts: How quickly can you get that in?

Mr. Burns: In a week or so.

Mr. Roberts: That is a primary issue at this point. It has to be in conformance with the ZBA Decision and confidentially David raised it there's a

recommendation to put in a restrictive covenant and I sent you a copy and we need that signed and put to rest by the first meeting in April. That would give you time to make your plan and get it in.

- Mrs. Roberti: You have to have the plans in by March 18th to make the April 4th agenda. It's been discussed if the board is going to make a motion to send a letter to the Town Board to start proceedings with the Supreme Court to get this take care of.
- Ms. Bettina: Bea could you draft a letter to the Town Board requesting this.
- Mr. Burns: So what do I actually need to do?
- Mr. Roberts: You need to pull the parking back adjacent to that entrance parcel. It's shown on the September 2010 map.
- Mr. Stolman: The parking is almost parallel to the adjacent property line and the spaces vary from 20 feet to 30 feet from the property line.
- Mr. Burns: I do not have all of the maps on this file but I'll check to see if I have the September 2010 map.
- Mr. Gray: If you don't, we have it.
- Mr. Roberts: We can get your prior attorney's letter and if you can get the restrictive covenant put in.
- Mr. Burns: Do you want the restrictive covenant filed before we move forward?
- Mr. Roberts: No, we want that signed and in reportable form so that it would be part of the package for the next Planning Board meeting.
- Mr. Stolman: Did you get our memo, Steve?
- Mr. Burns: No, it went to the wrong email address.
- Mrs. Roberti: Did you get Bob's letter?
- Mr. Burns: I did get Bob's letter.
- Mr. Malafronte: Are you going to update everything?

16-3343 Southside Plaza (Formerly Hark Plaza): To discuss their site plan application to change signage on the building and paint the building. The property is in an HB Zoning District on 4+ acres and is located at **1299 & 1315 Hark Plaza (Buildings 2&3)** and is identified as **Tax Grid No. 6157-02-567518 / 6157-04-567483** in the Town of Wappinger. (Cappelletti)

Present: Vincent Cappelletti – Applicant

Mr. Cappelletti: I'm Vince Cappelletti of Real Holdings, new owners of Hark Plaza soon to be Southside Plaza. I provided you with pictures with the application. What we are looking to do is paint the building and to update the signage. Here are some bigger pictures. We will be the southside ourselves since the building is ours. Ulster Savings is leaving but most of the tenants are on board.

Ms. Bettina: Have you thought about having a standing sign with just the numbers on it?

Mr. Cappelletti: I was thinking about changing the sign out there to just show numbers this way people can see it when they drive by. It's such an ugly sign and it serves no purpose. Those road signs don't really work and when people are going too fast, they can't see. Whereas the number signs, they work.

Mr. Malafronte: We have the response letter from Dutchess County Planning and Development requesting a resubmittal of the site plan application.

Mrs. Roberti: Frank, Mr. Cappelletti did come in, he did not have an architectural review permit and this is classic of what an architectural review permit. So I've asked him to come in tomorrow to do that application for you because the way that the county is treating this is as a site plan amendment and it's not. Mr. Cappelletti you said you were going to come in eventually to do changes to the site.

Mr. Cappelletti: We have other plans for the site.

Ms. Bettina: Basically, right now you are just painting the building.

Mr. Cappelletti: Painting and changing the sign.

Ms. Bettina: We will have to discuss the signage. This doesn't really go with the theme of the Town. In this town, we are trying to incorporate a certain historic theme and this is more modern.

Mr. Cappelletti: The existing buildings are actually modern buildings. Maybe the next phase we can move to what you are looking for. Right now we have

tenants we want to keep and tenants we want to attract and signage is very important. Basically, we are trying to have these signs approved.

Ms. Bettina: I wasn't aware they were changing the sign also.

Mr. Cappelletti: Yes, it's part of the application.

Mr. Valdati: Thank you.

15-3341 (Site) 15-4065 (SUP) Valvoline: To discuss a site plan application and special use permit approval for two additions to an existing Valvoline Store and the construction of a storage building on 1.79f acres in an HB Zoning District. The property is located at **1158 Route 9** and is identified as **Tax Grid No. 6157-04-680140** in the Town of Wappinger. (Tinkelman)

Present: Bob Turner – Architect
Walter Chazens – Engineer

Mr. Turner: Good evening, I'm Bob Turner and I'm representing Valvoline Quick Oil Change. They have a property on Route 9 just south of here. They are in an existing building and they are looking to expand their facility right now. They are looking to have a handicap bathroom which they don't have. Another thing they do at this facility is train some of the employees. Right now, all of the training is done in the office. They are proposing to expand in the front area to give them space and this is pretty much all they plan on doing to the front building. They would like to construct a storage unit in the back which will provide the materials and products they will use at this particular Valvoline and a few others associated with this same owner.

Mr. Turner continues to give his review.

Mr. Chazens: The Proposed sewer building we are going to connect the bathroom to the existing sewage disposal system and it will have its own septic tank and discharge between the line of the septic tank and the existing pump. There will be no additional employees so they will be no well to the septic system. With respect to the stormwater, we understand that DOT has a "0" increase policy. So with the additional impervious area we are trying to capture water in an underground retention system and utilize infiltration in the soil. We do have to follow up with some soil testing. We've reached out to the DOT to have a meeting with them and go forward.

Mr. Valdati: How many stores are going to be serviced by that storage building?

- Mr. Chazens: I will need to check on that but I believe it's a total of three. I can give you a definite number from the client.
- Mr. Valdati: Will there be storage of waste materials?
- Mr. Chazens: All of the waste materials are stored in the basement in large tanks that have been emptied on a regular basis. What will be going into the storage building are new products, cable wires, filters brake pads, new oils and the various car parts.
- Mr. Valdati: Thank you.
- Mr. Malafronte: David, in your letter, you addressed the Hudson Valley region may classify the building as a principal use rather than an accessory building. What does that mean?
- Mr. Stolman: Right, rather than calling the storage building, building and accessories and if it is going to be used for the three different operations, we classify as a principal use but that more of a distinction without a real important difference. It's of no real consequence.
- Mr. Turner: Which memo are you referring to?
- Mr. Stolman: The March 2, 2016 memo.
- Mr. Turner: I do not have that.
- Mrs. Roberti: Here Robert, you can have mine.
- Mr. Turner: I don't know why you didn't get it.
- Mr. Stolman: Since that's going to be a storage building, we recommend this be noted on the plan that the building will not be used for the servicing of vehicles.
- Mr. Turner: Okay, that's not a problem, we can do that.
- Mr. Malafronte: You mentioned that the site plan was submitted to NYS DOT to determine if the existing curb cut is appropriate for the proposed intensified use of the site.
- Mr. Stolman: They are going to meet with DOT to talk and the DOT is going to give them some feedback either they are going to be satisfied with the entrance or they are going to need some modification conceivably. Regarding the lighting, we are recommending that they will need a photometric plan.

Mr. Turner continues to give his review of the project.

- Mr. Malafronte: I believe there's a portion that was dedicated to wetlands. Bob, on your review letter of February 23, 2016, are all of your comments satisfied?
- Mr. Gray: There's a lot of drainage stuff that we need to go over with them.
- Mr. Valdati: Architectural review.
- Mr. Stolman: You may want to see a color rendering of this.
- Mr. Bettina: Yes, and keeping with the theme in the Town.
- Mrs. Roberti: Bob, when we met, you are moving the building out to the front so you are losing three display spaces.
- Mr. Turner: What do you mean by display spaces?
- Mrs. Roberti: Don't you have three parking spaces in the front?
- Mr. Turner: No, there's no parking in the front. You pull in, the car stops here and you go directly into the building.
- Mr. Valdati: We will schedule the Public Hearing for April 4, 2016.
- Mr. Turner: Thanks.

15-3332 / Randolph School: To discuss a preliminary Site Plan for the construction of a new Library and Arts building on 4.661 acres. The property is located at **2467 Route 9D** in the R-20/40 zoning district and is identified as **Tax Grid No. 6157-01-216814** in the Town of Wappinger. (Berg) (Variance granted 11-10-15)

Present: Chris Berg – Architect
Ben Miles – Director
Karen Teich – Applicant
Kathryn Tomkins – Admissions Coordinator

Mr. Miles: Good Evening everyone. I'm Ben Miles from the Randolph School. We have not been here in quite some time. We have been busy with surveyors, engineers trying to answer some of the question you all had. I don't know how you want us to start, to speak to some of the questions or to talk about the design itself. We are open to whatever suggestions you guys might have.

- Ms. Bettina: I'm going to be real honest with you. The last time you were here we discussed this building and it looks the same.
- Mr. Miles: We have different ones.
- Ms. Bettina: Does the board have a copy of that?
- Mr. Berg: Yes, they do. We took into account your comments and we looked at other historic buildings in the Town. As we said the last time we were here, we were going to be bringing a lot more details into the building to make it more suitable. We brought in paint colors and we have trim around the windows and bases. The elevations now show entrance
- Ms. Bettina: This is what I have.
- Mr. Berg: That's the back of the guiding.
- Ms. Bettina: Do I have a copy?
- Mr. Berg: We looked at Samuel Morse Building, Marist, Pavilion, using natural materials, timber frames, painted frames. Most of the colors on the campus are red brick.
- Mr. Berg continues to give his review of the project.
- Ms. Teich: I'm Karen Teich, Admissions Director for the school. The building is actually something we asked Chris to create for us in keeping with our curriculum. We use the outdoor classroom as part of our curriculum for all of our groups and this building actually opens out into the Amphi Theatre where we have all school gatherings. It's almost like keeping with an historic homestead with the brick building, the carriage house it's almost meant to be an out building. The design we asked Chris for is in keeping with the curriculum. You wouldn't be able to see if from Route 9D at all and in the winter time out two neighbors on each side can see the building. In the summertime, they wouldn't be able to see the building.
- I don't know if you've ever been on the site. It might help if you would visit to see what we are actually talking about. It might give you a better idea.
- Ms. Bettina: I think we should have a site visit.
- Mr. Miles: We have put a lot of work into the fundraising and our Board of Trustees group, Alumni group and everybody is all excited about this project to begin.
- Mr. Malafronte: What's the square footage of the building itself?
- Mr. Berg: It's 2,000 sf.
- Mr. Malafronte: What's the use?

- Mr. Berg: It's the Library and Art Studio.
- Mr. Malafronte: Did you get David Stolman's letter?
- Mr. Berg: Yes, we did. It was about naming a street and the fire turnaround.
- Mr. Stolman: We need some correspondence from the Fire Inspector saying that the turnaround is okay.
- Mr. Berg: Okay.
- Ms. Bettina: We will schedule a site visit on Saturday, March 19th at 9:30am.
- Ms. Teich: Is there anything we need to setup for your visit?
- Ms. Bettina: No, we are just going to do a quick walkthrough.
- More discussion took place regarding the traffic light on this project.

16-3344 DC Sports NY (Formerly Fun Central) Amended Site Plan: To discuss an amendment to their existing site plan to remove batting cages and install volleyball courts. The property is in an HD Zoning District on 2.95 acres and is located at **1630 Route 9** and is identified as **Tax Grid No. 6158-04-551329** in the Town of Wappinger. (McCormack)

- Present: Frank Redl – Owner
Ray VanVoorhis – Architect
- Mr. Redl: Good evening, I'm Frank Redl, Project Manager for Redl Real Estate & Herb Properties. We own the property formerly known as Fun Central. Our tenant, DC Sports has moved in. They would like to make a minor change to the site which has triggered the application before you now requesting an amended site plan approval. With that, I will turn you over to Ray VanVoorhis who will turn the show over to Ray who will walk you through the project.
- Mr. VanVoorhis: Good evening, I'm Ray VanVoorhis of Liscum, McMormack & VanVoorhis Architects. As Frank was saying, this is a very simple application. We have the operators here in the audience if you have any questions. The bumper boat, miniature golf area, parking, drainage, grading, lighting, landscaping, will all remain the same. What they are looking to do is remove the batting cages for a volleyball court. We are not looking to make a major to the site at all. Bob had a question about the drainage is understood and take care of.
- Mr. Malafronte: What was the drainage correction?

- Mr. VanVoorhis: I think it was unclear on the site whether there was any impervious area.
- Mr. Malafronte: Are there any changes to the façade?
- Mr. VanVoorhis: No.
- Ms. Bettina: Are those big cages going to come down?
- Mr. Redl: Yes, the batting cages are going to come down and we will have volleyball courts instead.
- Mr. Malafronte: Any change in the parking ratio?
- Mr. VanVoorhis: No.
- Mr. Stolman: Has the signage been changed?
- Mr. Redl: Same exact size of the sign, we only changed is the insert.
- Mrs. Roberti: I sent you an Order of Remedy the other day and the banner is still up and they should have been down the end of December.
- Mr. Pizzarell: Okay, I will bring them down.
- Mr. Malafronte: Did you see the letter from DOT?
- Mr. Redl: We are not performing any work on State highway so it does not apply.
- Mr. Valdati: Are there any questions?
- Mr. Redl: Based on the minimum amount of change we are asking that the Public Hearing be waived and perhaps move right to final.
- Mr. Malafronte: Motion to waive the Public Hearing.**
- Ms. Bettina: Second the Motion.
- Vote: All present voted Aye.
- Mr. Stolman: I will prepare a resolution for final approval for the March 21st meeting.

14-3307/Dunkin Donuts, Route 9D: To discuss the construction of a 3,000 sf Dunkin Donuts with a drive-thru on vacant commercial land. It is in a CC Zoning District and is on 11.34 acres. The property is located at **2026 Route 9D** and is identified as **Tax Grid No. 6056-02-746856** in the Town of Wappinger. (Diesing) (LA 3/23/15)

Present: Ernie Martin – Engineer
Yuwen Chen – Applicant

Mr. Martin: Ernie Martin from KC Engineering. I would like to give you an overview of where we are with this project. It's a very difficult site with many constraints that we are dealing with but we have made a lot of progress. As far as the Health Department is concerned, we have our septic system to the point where it's technically complete. A few weeks ago they gave us a letter to go drill our well. As we reported previously with Army Core, we've made a submission and we've gotten two reviews and we have responded to them. Regarding DEC, we have DEC wetlands, Army Core wetlands and Town wetlands. We've gotten two reviews from them and they have been responded to.

Mr. Martin continues to give his update on the project.

There were previous discussions regarding a monument sign. I'm told that the lettering and the logo is 25 sf. David, do you want to weigh in on that?

Mr. Stolman: I think it's a 40 sf sign and it's just not the letters. The Planning Board has the latitude to go with a 40 sf sign if they chose.

Mr. Martin: There were previous discussions about turning the lights off during off hours. We would like to get permission from the board to clear some area for the stream relocation.

Mr. Stolman: Ernie, you were going to explain why.

Mr. Martin: Yes it is because of the Indiana Bats in the area.

Mr. Stolman: You can only clear during certain portions of the year. The Planning Board has done this in the past with a restoration guarantee.

Mr. Valdati: What would be an appropriate amount?

Mr. Gray: I don't want to take a guess but you have to move quickly. I think our office can come to an agreement on a restoration number within the next day or two.

Mr. Roberts: I think the deadline is March 31st so we are running out of time.

Mr. Martin: The owner would like to get shovel in the ground sooner rather than later.

Mr. Malafronte: March 31st is only for the bats. Could you mark the trees for the bats and take them down?

Mr. Stolman; All tree clearing for the project has to be done by March 31st and wait until October 31st.

Mr. Valdati: Motion to authorize Bob Gray to determine a Restoration Bond amount to allow the cutting of trees prior to Planning Board approval.

Ms. Bettina: Second the Motion.

Vote:	Mr. Malafronte	No
	Mr. Pesce	Yes
	Ms. Bettina:	Yes
	Mr. Valdati	Yes

Mr. Valdati: You will resubmit on March 21st and we will schedule a Public Hearing for April 4, 2016.

15-3336 / 4066 BJs Wholesale Club / Gas Station: To discuss a Site Plan and Special Use Permit application for an addition of a gasoline filling station for members on 86.817 acres in an SC Zoning District. The property is located at **1404 Route 9** and is identified as **Tax Grid No. 6157-02-707773** in the Town of Wappinger (Zarin & Steinmetz) (LA 2-10-16)

Present: Josh O'Connor – Bohler Engineering

Mr. O'Connor: Good evening, I'm Josh O'Connor and I'm here representing BJs Wholesale Club. Mr. Goff is unable to be here tonight neither is his counsel, Jody Cross. Just want to give the board an update as to where we stand from our previous meeting. One of the comments that the board had was we should look at banking parking. So we revised the plan and we are only proposing employee and handicapped parking. Another comment you had was the proposed lighting and the level. We've looked at that closer, reconfigured the poles to get a more even distribution.

Mr. O'Connor continues his update of the project.

I feel confident that we have addressed your comments and were hoping to set a Public Hearing on March 21st.

Ms. Bettina: Any objections to having the Public Hearing on March 21st?

- Mr. Malafronte: I have a couple of comments. We have variance for the change of the sign?
- Mr. Stolman: We have several variances and the Zoning Board of Appeals cannot act until the Planning Board issues a Negative Declaration.
- Mr. O'Connor: Pardon my lack of knowledge since Jody had the bulk of the conversations with Barbara as far as the specific process. So we have our Public Hearing and that would enable the board to act.
- Mr. Stolman: You will need to get your variances from the Zoning Board of Appeals, because you will need those to get special permit and site plan approvals from the Planning Board. So the board was going to set the Public Hearing for March 21st. Have you done that already?
- Mr. Malafronte: Can we have the Public Hearing without the variances?
- Mr. Stolman: You can hold the Public Hearing and probably want to keep it open or you could hold the Public Hearing after the variances are granted.
- Mr. O'Connor: Short of an immediate Public Hearing, would be referral to the ZBA for our variances?
- Mrs. Roberti: So the issue here is we circulated for Lead Agency on February 10th so we cannot declare Lead Agency tonight because we are three days short.
- Mr. Stolman: The odds are the Planning Board is going to become Lead Agency so if you like we can prepare a Negative Declaration to keep things moving along.
- Mr. Malafronte: Do we have the drawings?
- Mr. Stolman: Yes.
- Mr. Malafronte: I don't.
- Mr. O'Connor: Mr. Malafronte, we are in the process of finalizing those items and we have submitted the response letters to Mr. Stolman and Mr. Gray. I'm finalizing the SWPPP when I have that complete package which should be in the next couple of days.
- Mr. Malafronte: I just want to look at it and make sure you covered all basis and the professionals have their copies and they can review it.

- Mr. O'Connor: Absolutely.
- Mr. Gray: Just want you to know that we came to an agreement.
- Mr. Malafronte: So you want to go for March 21st for the Public Hearing or want to wait for the updates?
- Mr. Stolman: We were talking about the Planning Board making a motion to authorize preparation of the Neg Dec.
- Mr. Valdati: Motion to authorize Mr. Stolman to prepare a Negative Declaration.**
Ms. Bettina: Second the Motion.
Vote: All present voted Aye.

Extension

10-3199 / Calvary Chapel of the Hudson Valley: Seeking their second one year extension on Site Plan approval for a place of worship that would consist of 24,000 sq. ft. and 200 parking spaces and 133 proposed parking spaces to be land banked for a total of 333 spaces on 48.86 acres in a CC & R-40 Zoning District. The extension would begin on March 15, 2016 through March 16, 2017. The property is located on **Route 376 and Diddell Road** and is identified as **Tax Grid No. 6359-03-176082** in the Town of Wappinger. (Berger)(LA June 1, 2010)(Neg Dec 9-16-13)(PH opened 10-7-13)(PH closed 1-22-14)(Final approval granted on March 17, 2014.)

Present: Joe Berger

- Ms. Bettina: Motion to grant a 1 year extension.**
Mr. Malafronte: Second the Motion.
Vote: All present voted Aye.

Conceptual:

16-5178 Wappinger Farm Estates Subdivision (Lot Line Realignment): To discuss the construction of a 12 lot residential subdivision on 61 acres in an R-40/R-80 Zoning District. The property is located at **105 Robinson Lane** and is identified as **Tax Grid No. 6459-03-110235** in the Town of Wappinger. (Day)

Present: Brian Watts – Engineer
Boris Shtutman – Applicant

- Mr. Watts: Brian Watts of Day Engineering representing Wappinger Farm Estates. We are proposing a 12 lot subdivision on Robinson Lane. This lot was subject to a preliminary approval which has expired and we are looking to

go before the board with a new proposal of 12 lots, new application and a smaller scope. The four lots that were on the West side will continue to remain there and the 8 lots will be on the East side. All residential, private water and sewer and all of the lots meets sight distance except Lot 10 and we are willing to modify to meet sight distance as well. All of these are in the R-40 Zoning District and I believe will not require variances. The balance of the site we are willing to negotiate with the Town to transfer over to the Town.

- Mr. Stolman: What's the nature of the proposed donation to the Town?
- Mr. Watts: Most of it is in the hundred year flood plain. I do not believe that it's in any wetlands.
- Mr. Stolman: Could you explain to the Planning Board the difference between the last subdivision and this one?
- Mr. Watts: The previous subdivision was 19 lots, four on the West side and 15 on the East side with access to a cul de sac.
- Mr. Gray: You probably want to look at the opportunity of common driveways or at least to pair the driveways to limit the number of access points.
- Mr. Watts: We considered that and were hoping to have individual driveways to make it more marketable
- Ms. Bettina: Are you going to take advantage of solar energy?
- Mr. Watts: It's a little limited into side yard. These meet all the side yard requirements. This is still in the flood plains and we have to consider our septic.
- Ms. Bettina: In other words it's not feasible.
- Mr. Watts: No, it's not.
- Mr. Malafronte: Lot 10 has a long driveway.
- Mr. Watts: It does.
- Mr. Malafronte: Lots 1-8, there are no elevations.
- Mr. Watts: I believe this is all flat.
- Ms. Bettina: Each house has an acre?

Mr. Watts: About .996 acres and the one with the long driveway 5.46 acres.

Mr. Malafronte: Does that back up to the little league fields?

Mr. Watts: Yes.

Ms. Bettina: Are there any street lights?

Mr. Watts: No plans for that.

Ms. Bettina: Thank you.

Architectural Review:

16-3346 Hudson Valley Lighting: To discuss the renovation of the existing building entrance and façade. The building footprint will not change. The property is on 67.002 acres in a AI Zoning District located at **151 Airport Drive** and is identified as **Tax Grid No. 6259-02-841673** in the Town of Wappinger. (Liscum, McCormack, VanVoorhis)

Present: Mike McCormack – Architect

Mr. McCormack: Thanks for having us here the evening. I want to thank the board for their indulgence and the professionals for getting us on. Tonight we have before you an architectural rendering of how the change will be occurring to the building. We are changing the entry area and basically changing the red stripe and creating a brown stripe.

Mr. McCormack gives review of their project.

Mr. Malafronte: Are you going to manufacture and store lighting or sell lighting?

Mr. McCormack: It's really storage and distribution.

Mr. Malafronte: You they going to bring lighting fixtures in?

Mr. Stolman: They are not changing the use at all. This is just an architectural proposal.

Ms. Bettina: Motion to accept the architectural review.

Mr. Valdati: Second the Motion.

Vote: All present voted Aye.

New & Old Business

Solar Panel

Barbara Roberti, Al Roberts and team are working diligently on the local law and solar panels.

Respectfully submitted,

Adjourned: 9:45pm

Bea Ogunti
Secretary
Zoning Board of Appeals
Planning Board