

MINUTES

Town of Wappinger Planning Board
June 18, 2018
Time: 7:00 PM

Town Hall
20 Middlebush Road
Wappingers Falls, NY

Summarized Minutes

Members:

Mr. Flower	Chairman	Present
Mr. Ceru	Member	Absent
Mr. Hussain	Member	Present
Mr. Marinaccio	Member	Present
Mr. Pesce	Member	Present
Mr. Phillips	Member	Present
Mr. Valdati:	Member	Present

Others Present:

Mr. Horan	Town Attorney
Ms. Valk	Conflict Attorney
Mr. Gray	Town Engineer
Mr. Stolman	Town Planner
Mrs. Roberti	Zoning Administrator
Mrs. Ogunti:	Secretary

SUMMARY

Adjourned Public Hearing:

Zammiello 2-Lot Subdivision	Adjourned to July 16, 2018
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Discussion:

Elgen Associates	Withdrew from agenda
United Rentals (amended site plan)	Resubmit
Skin Serendipity	Public Hearing on July 16, 2018
Architectural Review	Resubmit on July 2, 2018
21 Burgers Three Season Room	Resubmit

Mr. Pesce: **Motion to accept the minutes from June 4, 2018.**
Mr. Hussain: Second the Motion.
Vote: All present voted Aye.

Adjourned Public Hearing:

18-5189 Zammiello 2-lot Subdivision: The Town of Wappinger will conduct an Adjourned Public Hearing on an application for a 2-lot subdivision on 7.95 acres in an R40 Zoning District. The property is located on **All Angels Hills Road** and is identified as **Tax Grid No. 6258-04-621394** in the Town of Wappinger. (Gillespie)

Mr. Flower: The engineer for this project asked for an adjournment so we need a motion to adjourn it to July 16th.

Mr. Pesce: **Motion to adjourn the Adjourned Public Hearing to July 16, 2018.**
Mr. Marinaccio: Second the Motion.
Vote: All present voted Aye.

Mr. Horan: The other thing is if there's anybody in the audience who would like to speak on it.

Mr. Flower: Is there anybody in the audience who wishes to speak on this? I guess there's no one here for that so we are all set.

Discussion:

16-3355 Elgen Associates (Amended Site Plan): To discuss an amended site plan application for the reuse of two (2) of the existing three (3) buildings for residential rental and commercial office/storage use, and the removal of an existing dilapidated building on 1.78 acres in an HB Zoning District. The property is located at **561-563 Old State Road** and is identified as **Tax Grid No. 6157-02-580777** in the Town of Wappinger. (Bodendorf) (Opened & Closed Public Hearing January 17, 2018)

Mr. Flower: Elgen Associates is going to be adjourned to a future date. They are going to take care of the open ended items and send a package to us.

18-3395 United Rentals (Amended Site Plan): To discuss an amended site plan application to allow for outdoor storage of equipment to their existing building on 5.5 acres in a GB Zoning District. The property is located at **14-20 All Angels Hill Road** and is identified as **Tax Grid No. 6259-04-503105** in the Town of Wappinger.

Present: Jeff Marilick – Owner

Mr. Marilick: I am the proud leader of the portable toilet division for the northeast for United Rentals. United Rentals is a large publicly traded company with over 1,500 branches. A couple of years ago they decided to get into the portable restroom industry. Somehow or another they found my company that I own in Rochester, Buffalo and Syracuse. Since then I have been platforming this industry for them on a national scale and we opened stores in Charlotte, Texas, Akron and Cleveland, Ohio. We are now entering into Wappingers Falls, New York. We are here today to get outside storage permit for 100 + portable plastic restrooms. I want to show the Town that we do keep our ducks all in a line and I'm very regimen on how the operation is run. Chris Buchanan here is the manager of the local store and he lives in Wappingers Falls. We store restroom trailers. For everybody education, a restroom trailer is basically a camper size restroom.

Mr. Marilick continues his review of the project.

Mr. Flower: The bigger question for now is we have to verify the previous approvals on that property and I believe you were told that no outdoor storage is allowed. Which is probably the case even though you have outdoor storage currently? You do have portable toilets out there now.

Mr. Marilick: All the porter potties are stored inside in the lower building. There are a few outside.

Mr. Flower: The trailer units are outside currently.

Mr. Marilick: Right, and we can put those inside and yes, they are currently out there.

Mr. Flower: Did you receive the letter from Frederick Clark & Associates?

Mr. Marilick: There is a facilities department and they might have it but I haven't seen it myself.

Mr. Stolman: We can give you a copy now. Are you David?

Mr. Marilick: I'm Jeff. David is part of the facilities team.

Mr. Stolman: David got the memo. We are asking you for additional information. For example, a chain link fence is shown and it says chain link fence with screening. Do you know what that entails by any chance?

Mr. Marilick: That's just the aluminum sliding on the chain link so you can't see through it.

- Mr. Stolman: How high is the chain link fence approximately?
- Mr. Marilick: It is 8 feet.
- Mr. Stolman: How high is the highest construction equipment?
- Mr. Marilick: The portable toilets are 7 ½ feet and the restroom trailers that are outside are up to 12 ½ feet.
- Mr. Stolman: What about the other construction equipment that's being proposed to be outside?
- Mr. Marilick: Just the portable restrooms. We are a totally separate division.
- Mr. Stolman: Why don't you read the memo because it's asking for additional information? Whoever is working on it can give me a call with any questions.
- Mr. Horan: What are your plans regarding maintenance of the toilets in the outdoor area?
- Mr. Marilick: How this industry typical works is when the toilet goes out on rent it leaves the yard from our rent-ready area and it goes to the job site for one month, two months, etc. Then the equipment is then cleaned with the portable toilet truck on site and brought back to the yard and put back in the rent-ready area. If a toilet got bugs or dust on it while it was there, we take a garden hose and spray it down. All the waste is dumped in Poughkeepsie at the waste ready plant.
- Mr. Horan: Are there any permitting requirement from the DEC?
- Mr. Marilick: Yes, we have our transporter permit, Part 364 in all of New York State that allows us to haul waste in New York on the truck. We also have permit from the City and Town of Poughkeepsie to dump at their facilities.
- Mr. Horan: Does DEC requirement any kind of permitting for site location?
- Mr. Marilick: No.
- Mr. Flower: There is residential property behind you. Do you propose to put anything down there so whoever that lives there is not looking down on your property? You can put any other type of evergreen or something like that?

- Mr. Marilick: We hadn't planned on it because that area is where the residential neighborhood is now is where the restroom trailers would typically get parked. That's where they are now. The plastic johns go up to All Angels Hills Road which is all screened in and you can't see them.
- Mr. Flower: I'm worried about the new development back there.
- Mr. Marilick: There's a lot of thick trees and brush but in the winter when the foliage go down you will still be able to see over there but they are all white and probably prettier than a fence that would age. That's because we maintain our equipment very nicely. It looks like polished white material.
- Mr. Stolman: It would be a good idea to screen whatever you are doing from at least that house.
- Mr. Marilick: We could plant some pine. I had to do that in my Rochester and Farmington, New York yard. It takes a few years to grow them up to size.
- Mr. Flower: You want to prevent your new neighbors behind you from looking at what's going on.
- Mr. Marilick: Absolutely. We want to keep the neighbors happy. It will maybe take 4 or 5 pines every 6 or 7 feet to plant.
- Mr. Flower: That would be acceptable.
- Mr. Stolman: I think 10 feet will be fine because they will grow and get wider and you don't want them on top of each other.
- Mr. Flower: Do you have a total amount of trailers or porter johns that you are going to put on the property?
- Mr. Marilick: We have this modeled out that in 5 years we will have about 500-600 toilets. However, that doesn't mean there won't be 500 or 600 toilets on the site. In my past experience if we don't have about 75% to 80% rented out at the same time we are not doing something right. They really don't take that much of a footprint and all they see are the white roofs.
- Mr. Flower: If you could update what you submitted to include all these items. The other issue would be to show on the plan because the fire prevention bureau needs to look at this prior to final approval. They will want to know what the delineated path is to the back building to ensure you are

not going to have things cluttered up in case some type of emergency happens.

- Mr. Marilick: The fire inspector was there. We have clear line to the site for all the exits.
- Mr. Flower: That's inside. I'm talking about outside. There's a requirement for access to the building. You have that fenced in area and you are proposing to put all that stuff in there. Okay, Larry that's something you will need to work on.
- Mr. Lynch: There are two entrances to the building from the back.
- Mr. Flower: Okay, because 500 is a lot of portable toilets.
- Mr. Lynch: We want to make sure the fire department can get there if they have to.
- Mr. Flower: It could be a slow time in the year for you and everything is back in the yard and you are getting ready for the next season and all of a sudden there's a problem with putting everything in.
- Mr. Valdati: Mrs. Roberti, does zoning allow for this kind of use?
- Mrs. Roberti: Yes.
- Mr. Flower: Mr. Gray, do you have any comments?
- Mr. Gray: No, in terms of the screening I could meet you guys there. I don't know if the board wants to look at it. Where that house is we want to make sure we have screening so we can look at it directly with the applicant.
- Mr. Flower: Screening is a big thing. Do you guys want to go out and look at it? We can do a field trip out there or you just want to leave it with Bob and David?
- Mr. Gray: It's a David thing and he should be able to handle it.
- Mr. Stolman: Thanks Bob.
- Mr. Flower: So David you are going to take care of the screening?
- Mr. Stolman: Got it.
- Mr. Flower: So everybody in agreeance with this? I think we've addressed all of the questions. The other thing was to verify the past approvals just to make

sure that everything is in accordance and there are no surprises here other than restrictions that may have been put on the property with the previous approvals.

Mr. Marilick: So I'm clear, the next step is that we revise the drawings to show screening from David's comments?

Mr. Stolman: Everything else is in that memo there.

Mr. Flower: Address the planner's comments, revise the plans on what we discussed this evening resubmit that and we can get you on the next agenda. Depending on when that submittal is received we will get you on the next agenda in the near future.

Mr. Marilick: Thank you everyone.

16-5179 Myers Corners Landing Subdivision: To discuss a final subdivision approval on an 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: Billy Povall – Engineer

Mr. Flower: Good evening. So you are here tonight for a final approval?

Mr. Povall: Yes.

Mr. Flower: Did you receive the two letters one from Morris Associates for some minor things on the plan and that's something that can be resolved rather quickly?

Mr. Povall: I did.

Mr. Stolman: Did you get mine?

Mr. Povall: No, I didn't.

Mr. Stolman: I apologize. You have an extra Barbara?

Mrs. Roberti: Yes.

Mr. Flower: Item No. 1 can just go away and I believe we discussed that.

Mr. Stolman: Right, previously.

- Mr. Flower: We decided that it's not something that the Town or the County wants to take on.
- Mr. Povall: The rest of the letter is pretty straight forward.
- Mr. Flower: There were a couple of other questions. One is the status of the SWPPP inspections.
- Mr. Povall: Yes, we are now beginning to talk to Robert about that and we did file the SWPPP with the State so now we will be starting with the inspections.
- Mr. Flower: Your office will be handling it from here going forward?
- Mr. Povall: Right.
- Mr. Flower: So just the back reports we are looking for?
- Mr. Gray: You need a bond.
- Mr. Povall: Is that an assessment?
- Mr. Gray: Not just based on what needs to be completed. I believe the inspection fee is three percent (3%) and when we are done the maintenance bond is one percent (1%) of the original bond fee.
- Mr. Povall: What I'll do is prepare the bond estimate for your review.
- Mr. Gray: Part of the resolution will include the bond amount and the maintenance bond.
- Mr. Povall: Okay.
- Mr. Flower: Bob, are you satisfied with the items?
- Mr. Gray: Yes, we are not going to be looking through the entire bond. This is more of what the maintenance would be and also the inspection. Once you do the bond we will approve that and knock off items.
- Ms. Valk: I have shell easement forms and I don't know who your client is using as counsel on this.
- Mr. Povall: I'll have to check with him.

- Ms. Valk: I have shells for all of the easements that are necessary forms that I use.
- Mr. Flower: Have the easements been submitted yet or not?
- Ms. Valk: No, there were some metes and bonds submitted but not the forms but I have shell forms that can be used.
- Mr. Flower: But nothing to hold up the final approval?
- Ms. Valk: No.
- Mr. Flower: David, do you have anything?
- Mr. Stolman: Just a couple of very minor items.
- Mr. Flower: These will be conditional items.
- Mr. Stolman: Right, the name of the street and things like that. Just very minor items so that can be in the resolution.
- Mr. Flower: What's the board's feeling for final approval? Anybody have any objections to it? Then I will entertain a motion to authorize the planner to draft a final resolution.
- Mr. Marinaccio: Motion to authorize the Town Planner to prepare a resolution of final approval.**
- Mr. Phillips: Second the Motion.
- Vote: All present voted Aye.
- Mr. Povall: I think a lot of the comments here are more cleanup work that can be condition.
- Mr. Flower: Right.
- Mr. Povall: We are going to take these comments and start working on them right away.
- Mr. Flower: It will be for the next meeting on July 2nd unless you think you need some more time.
- Mr. Povall: No.
- Mr. Stolman: What I was saying is that Bill doesn't need to change the drawings. The items are so few and minor I'll just include as conditions.

- Mr. Flower: As long as you meet those conditions.
- Mr. Stolman: He doesn't have to change the plan between now and the resolution.
- Mr. Flower: Does the notes on the plan need to include the metes and bonds?
- Mr. Gray: That was in the description. It is pretty clear what we are asking.
- Mr. Flower: What I'm saying is does it require plans to be submitted or not?
- Mr. Gray: We will give David these comments in a word document and he'll include it in the resolution.
- Mr. Flower: I am just double checking to make sure these comments are documented on the plan. I think we are all set.
- Mr. Povall: Thank you.

18-4080 Skin Serendipity: To discuss a Special Use Permit application to operate an at home day spa in their personal residence on 0.48 acres in an R20 Zoning District. The property is located at **6 Drew Court** and is identified as **Tax Grid No. 6257-04-784419** in the Town of Wappinger.

- Mr. Flower: Good evening.
- Ms. Payson: Good evening. My name is Elizabeth Payson and I'm here for my special use permit to continue to work out of my home. I am a New York State Licensed Esthetician specialized in esthetics skin treatments. I love what I do and it's my passion and my livelihood and I want to continue.
- Mr. Flower: We did receive your packet and we see your letter stating how you operate the business. You did receive the letter from the planner?
- Ms. Payson: In regards to what?
- Mr. Flower: His comments.
- Ms. Payson: No, I did not.
- Mr. Stolman: There's nothing in there for you to be concerned about.
- Mr. Flower: I just want to make sure that you did receive it.

- Mr. Stolman: Just to reinforce the fact that we screwed up and we didn't send out.
- Mr. Flower: No, I saw that she was on the distribution list that's why.
- Mr. Stolman: Yes.
- Mrs. Roberti: Bruce, one of the comments in David's letter was that the highway superintendent looks at sight distance of the driveway because it's a preexisting home in a preexisting neighborhood.
- Mr. Stolman: We didn't actually recommend that. We just said we are not doing it.
- Mr. Flower: In regards to what you proposed, we need to set a public hearing because it's in a residential neighborhood. The public hearing needs to allow the comments from that neighborhood. At that time you will be able to describe what you've given to us so the public can hear what you are doing and how you are operating your business. Once you've gone through the description of everything they can all make comments and it's up to the board what they decide to do. Just so you are aware of how the whole process goes. At this point we do need to set a public hearing date. Is July 16th an acceptable date for you?
- Ms. Payson: That's okay with me.
- Mr. Flower: We need to set the public hearing date for July 16th.
- Mr. Marinaccio:** **Motion to set the Public Hearing for July 16, 2018.**
Mr. Valdati: Second the Motion.
Vote: All present voted Aye.
- Ms. Payson: Can I continue to work?
- Mr. Flower: I'll leave that up to the zoning administrator and the code enforcement people at this point. Obviously, you made the right steps once you were notified and you did come in to apply so you are moving in the right direction.
- Ms. Payson: So July 16th?
- Mr. Flower: Yes, in the meantime if you have any questions reach out to Barbara and Bea.
- Mrs. Ogunti: I will call you.
- Mrs. Roberti: There's paperwork but Bea will take care of it.

Ms. Payson: Okay, thank you.

Architectural Review:

18-3396 Lawrence Farms Freestanding Sign: To discuss an architectural review application to remove an existing 48 square foot sign and replace with a 120 square foot directory road sign on 9.91 acres in an HB Zoning District. The property is located at **1083 Route 9** and is identified as **Tax Grid No. 6156-02-710924** in the Town of Wappinger.

Mr. Flower: Good evening.

Mr. Lawrence: Good evening Mr. Chair and Planning Board members. I'm John Lawrence and I'm proposing to remove a 48 square foot sign in front of our shopping mall and replace with a 120 square foot directory sign.

Mr. Flower: So the 19 foot sign overall height?

Mr. Lawrence: Correct.

Mr. Flower: I know we just went through this recently with Mercedes Benz and DeGarmo Plaza. Do you remember off the top of your head the height?

Mrs. Roberti: Mercedes was 13 ½ for their sign.

Mr. Lawrence: The sign is the same size as Adams square footage.

Mr. Flower: You are increasing the square footage of the sign.

Mr. Lawrence: We are comparable to Adams.

Mr. Flower: Is Adams currently a 19 foot sign?

Mr. Lawrence: I think it is 13 feet. Our complication is fitting all of the stores on the sign. Adams has a sign that says Adams and then it has bullet points beneath that's when we know strawberries is on sale and when you can get them. We have 15 tenants and they are all asking for some type of signage on the road. The current sign is 48 square feet which is similar to any other single use. You can go up and down the road and you can see it. How do we get 15 tenants on anything smaller? We could lower the base and compromise the height but we will still need this 10' x 12' area to fit those tenants in there.

Mr. Flower: You will still need at least 17 feet.

- Mr. Lawrence: It is 60 inches from grade to the very bottom of the sign so we can reduce that to accommodate.
- Mrs. Roberti: The 48 square feet of the actual signage is not unusual for strip malls and other places that have multiple tenants in the Town.
- Mr. Lawrence: This center covers \$150,000 in taxes in the Town.
- Mrs. Roberti: I know and I'm in your favor.
- Mr. Flower: We've had this discussion before with other signs in trying to get the overall height. I understand for what you have you need to have that presence on Route 9 so if someone is driving they know this is what and who is where.
- Mr. Lawrence: How do you find J. Jill? It's a new store.
- Mr. Flower: Do we have an allowable height?
- Mr. Stolman: It is 10 feet but the Planning Board has the authority to bury that.
- Mr. Flower: So it's basically up to us.
- Mr. Stolman: For the total size the code says shall not exceed 2 square feet for each linear of building length facing the street or 25 square feet which is obviously too small. So you have the latitude with respect to the height and the area. I've been talking for a while about trying to maintain some sort of consistency in the Town. We haven't been able to do that.
- Mr. Lawrence: I would like to say that it is refreshing to see how the signs have improved dramatically from the last few years. Thank you very much for that.
- Mr. Flower: If it's up to the board's discretion what are everybody feelings?
- Mr. Marinaccio: Is he going to drop it 2 feet? Is that the plan?
- Mr. Lawrence: The only reason we have the 16 inches is because we have a plan to reduce it down so it's not a problem.
- Mr. Phillips: If you lower the base of the sign to 48 inches will that work?
- Mr. Lawrence: It is 24 feet of stone base so we can either omit that. I think we can drop to 30 inches and cut that in half.

Conversation continues.

- Mr. Stolman: I think that unfortunately we haven't really kept track of what's being approved and we really should. I would say that each approval you've given over the last couple of years has not really been precedent setting. There have been some inconsistencies because we are not really keeping track. We don't have a lot of data with us tonight.
- Mr. Flower: Barbara, do you happen to remember the overall height of the DeGarmo Plaza sign?
- Mrs. Roberti: We wanted him to reduce it. The original sign was like 20 feet high.
- Mr. Stolman: He came back with a revised sign.
- Mrs. Roberti: I think Alpine Commons. It was the BJs sign.
- Mr. Flower: Was DeGarmo lower?
- Mr. Stolman: Yes.
- Mr. Flower: Was that one about 15-16 feet?
- Mrs. Roberti: I cannot give you a solid answer.
- Mr. Flower: What was the outcome of the height for DeGarmo Plaza?
- Mr. Lawrence: Mr. Gray would you like to comment on that?
- Mr. Gray: I think Ralph was trying to say that instead of 60 inches to make it 48 inches. So bring it down to 18 feet.
- Mr. Flower: So take down the 12 inches?
- Mr. Gray: Yes, whether it's from the stone base or from the remainder of the stone.
- Mr. Marinaccio: Don't we need time to investigate?
- Mr. Stolman: It would be good to know the data on these other signs that you've approved so that you are not picking something from the air.
- Mr. Lawrence: If we could pick a number that's edge of road which height it would be from edge of road. We are definitely graded in on the east side of the

property. We are much lower than the edge of road so we would probably need 13 if we said okay from edge of pavement on Route 9.

Mr. Flower: So to take this and move it in?

Mr. Lawrence: Where is the baseline for the grade?

Mrs. Roberti: So what John is explaining is we've given signs to Prestige Mini, Adams and Chase because of the grade where taller sign in nature.

Mr. Horan: The way the code section is drafted it says 2 feet per length frontage of the building and Bob did a rough calculation and it's approximately 450 feet of frontage of this plaza so that comes to 900 square feet. Our code says the lesser of it which is 25 feet. The limit is 25 feet.

Mr. Flower: The overall size of what he's putting out there is reasonable based upon the number of stores.

Mr. Horan: Historically this has been an issue with some signs and in various municipalities is the height of the lettering in the individual box. Many Towns have limitations of how many boxes you can have.

Mr. Flower: We don't have that.

Mr. Horan: When you mentioned LED what exactly do you mean? How is it going to be lit?

Mr. Lawrence: LED would be the most economical way to light the sign.

Mr. Horan: So you will have an LED back light?

Mr. Stolman: You mean internally illuminated?

Mr. Lawrence: Right.

Mr. Flower: So the LED will be down lighting.

Mr. Lawrence: We are suggesting shadow lighting.

Mr. Stolman: You can internally light a sign or you can shine a light on it.

Mr. Lawrence: We have a spot right now on the sign.

Mr. Stolman: On the top part are you talking about internal illumination?

- Mr. Lawrence: We are just talking about down lighting because we want the tenant to stand out.
- Mr. Valdati: I think Mr. Stolman's idea has some merit that we look at what we've approved.
- Mr. Horan: I agree with what Mr. Valdati said. One of the things that I think the board should also consider is with respect to this particular design there's an architectural pediment design at the top. That actually adds quite a bit to the sign from a visual point of view. Many times in height restrictions are sometimes omitted from the height calculation.
- Mr. Horan continues.
- Mr. Flower: It is more of an architectural feature to the sign.
- Mr. Horan: It adds to the attractiveness to the sign. With respect to the height calculations this is not one big bunch of letters.
- Mr. Flower: What are the board's feelings as proposed? Anybody has any objection to the sign? It sounds like the Adams sign meets the same height and they are on the hill and they do get good visibility.
- Mr. Marinaccio: Barbara, you want to do the research and find out first?
- Mr. Horan: I think that would be appropriate. We talked about a couple of projects here so if we could probably find the information on them. We need some guidance.
- Mr. Stolman: With respect to the size we are picking at our fingers as well. I think Barbara and I can put somethings together so that this is comparably sized and the height is comparable as John said the difference in grade. It is very important so we can figure out the difference in grade and have some information for you.
- Mr. Horan: Maybe your architect or engineer can put something together on the difference between the road and grade elevations.
- Mr. Lawrence: We can do that.
- Mr. Flower: Once we get the information we can put it on the next agenda?
- Mrs. Roberti: Yes, July 2nd.
- Mr. Lawrence: Thank you very much.

18-3397 21 Burgers Three Season Room: To discuss an architectural review application for the construction of a detachable three season room on 9.34 acres in a CC Zoning District. The property is located at **2026 Route 9D** and is identified as **Tax Grid No. 6056—02-746856** in the Town of Wappinger.

- Mr. Flower: Good evening.
- Mr. Singh: Good evening guys. My name is Kam Singh and I own 21 Burgers and Wings. I am proposing to construct a 3 season room outside on the patio area with tables and chairs.
- Mr. Flower: Did all of the board members get the paperwork? Looks like you are proposing to put it at the end where you have the covered area where the patio comes out. It looks like this is going to go on the outside of the building.
- Mr. Singh: Exactly on the side of the building.
- Mr. Flower: It's going to go inside the footprint of the building?
- Mr. Singh: Yes, everything is going to be where it is. What you do you mean?
- Mr. Flower: We are working off what you gave us.
- Mr. Singh: We are putting it right where the patio is.
- Mr. Flower: So basically you have a box and this is going to come off of the box?
- Mr. Singh: Yes.
- Mr. Flower: So the intent of this is for a residential house. I believe you have an exit door?
- Mr. Singh: Yes, it's going to be everything.
- Mr. Flower: So the exit door comes out so that's going to be a continuation of the path of egress.
- Mr. Singh: Exactly. When you open the door you step into the patio.
- Mr. Flower: Have you discussed this at all with the building inspector?

- Mr. Singh: No. The only person I spoke to is the owner about what I want to do. He explained to me that these are the things that I can do. So far all I've done is file the application. That's what I've done so far.
- Mr. Flower: To go forward and you are bumping out the building and you are going to be amending the current site plan. Before you spend a lot of money you need to speak with the building inspector to make sure. Obviously, this enclosure is going to go on the outside and the door that's going to go in is going to be a commercial door for egress.
- Mr. Singh: Yes, a commercial door.
- Mr. Flower: You are also going to put a foundation underneath it?
- Mr. Singh: No, there's no foundation. It is going to be very simple with a smooth floor.
- Mr. Marinaccio: So you are just going to put patted concrete?
- Mr. Flower: I am going to make a recommendation here. I see the conceptual idea and I get it and I think the rest of the board understands it too. In terms of a cost factor I don't think it's just putting this in front of the building. I think you have a little bit of work underneath it that has to be done too.
- Mr. Horan: It's subject to energy code.
- Mr. Flower: You have to also meet the energy code so that's why he needs to sit down with the building inspector and work out the other options. I think this is something that's meant to put in the back of someone's house so in the spring and fall they can be able to be comfortable but it's not really meant to be used on a year round basis. What you are proposing to do is to extend the use of your business in this area. That would need other requirement to be met by the building code and the New York State Energy Code. They are going to have to heat the space so he should really sit down and talk to them to verify all of the different variables so that the costs isn't surprising. Let me ask the board what are your feelings about this?
- Mr. Marinaccio: It will help his business that's for sure but it depends on the visual of it.
- Mr. Flower: He obviously has to come back with a full site plan application. It will be technically an addition to your building.
- Mr. Singh: You can definitely say that it's an addition. The reason I want to do that is because I've been there for a while and finally we've gotten much

better businesses and business had been dead. So I just want to keep the place alive. We just want to give our customers something a little different.

Mr. Flower: Obviously, you are going to come in with a site plan application.

Mr. Singh: I'm not going to spend any money until you guys say I should go ahead and do it.

Mr. Flower: What I'm saying is before you put the full application in I'm making the recommendation that you sit down with the building inspector to make sure there are no issue with putting this up and it's a feasible project for you.

Mr. Singh: Okay.

Mr. Flower: The way it sounds like the board doesn't have any objections to what you are looking to do it's just that you have to go through the process and approvals to do that.

Mr. Horan: Just so you know that the building codes for residential properties are different from commercial properties so you shouldn't be looking at residential 3 season rooms. It's a whole different ball game because the costs associated with building a commercial building are different from a residential building. That's one of the things when you are looking at the costs residential costs will not be effective for what you want to do here.

Mrs. Roberti: Call me tomorrow and I'll set up an appointment with Susan Dao the building inspector.

Mr. Singh: Thank you very much.

Mr. Flower: So that concludes all of the business we have to do this evening. At this point if there's no other business I'll entertain a motion to adjourn.

Mr. Marinaccio: **Motion to Adjourn.**
Mr. Pesce: Second the Motion.
Vote: All present voted Aye.

Adjourned: 8:06 pm

Respectfully submitted,

Bea Ogunti, Secretary
Town of Wappinger Planning Board\