

MINUTES

Town of Wappinger Planning Board
January 23, 2019
Time: 7:30 PM

Town Hall
20 Middlebush Road
Wappingers Falls, NY

Summarized Minutes

Members:

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

Others Present:

Mr. Horan	Town 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 March 4, 2019

Discussion:

Elgen Associates (Amended Site Plan)
Church of the Sacred Mirror (CoSM)
Rte. 376 Holdings, Inc. Site Plan & SUP
Red Cedar Arborists & Landscapers, Inc.

Resolution approved as written
Vote on Resolution on February 4, 2019
Approved as written
Lead Agency Intent
Resubmit

Extension:

BAC Properties, LLC.

Four one year extension granted

Conceptual Review:

NERP Holding Tractor Supply Company

Resubmit

Miscellaneous:

Central Hudson town wide Pole & Wire

Declared Lead Agency
Public Hearing on March 18, 2019

Acceptance of the Minutes from January 9, 2019

Mr. Valdati: **Motion to accept the Minutes from January 9, 2019.**
Mr. Pesce: 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 applicant for Zammiello Subdivision is not here tonight but he submitted a letter looking to adjourn the meeting for his appearance at the March 4th meeting. So I will need a motion to adjourn the public hearing to March 4, 2019.

Mr. Pesce: **Motion to open the Adjourned Public Hearing.**
Mr. Marinaccio: Second the Motion.
Vote: All present voted Aye.

Mr. Pesce: **Motion to adjourn the Adjourned Public Hearing to March 4, 2019.**
Mr. Valdati: Second the Motion.
Vote: All present voted Aye.

Discussion:

16-3355 Elgen Associates (Amended Site Plan): To vote on a revised amended site plan application for the renovation of two (2) existing buildings for office and retail 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. (Povall) (Opened & Closed Public Hearing January 17, 2018)

Present: Billy Povall – Engineer

Mr. Povall: Good evening.

Mr. Flower: I supposed you read the resolution written by the Town Planner?

Mr. Povall: I have.

Mr. Flower: Everything seem acceptable?

Mr. Povall: It does.

Mr. Flower: If there are no other corrections to be made I will entertain a motion to approve the resolution as written.

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

17-3377 Church of the Sacred Mirror – (CoSM): To discuss an amended site plan application for the Art Gallery. The applicant is proposing to change the main entrance to the other side of the building facing the parking lot. The parcel is on 37.93 acres in an R40/80 Zoning District. The property is located at **46 Deer Hill Road** and is identified as **Tax Grid No. 6057-02-834604** in the Town of Wappinger. (Cappelli)

Present: Dennis Lynch – Engineer

Mr. Lynch: Good evening, Dennis Lynch with Day Engineering. We are here tonight for an amended site plan for CoSM property. It is approximately 37 acres and what we are proposing the modification of a previously approved site plan for the carriage house. The original approval had a walkway to the rear of the building. We are proposing to relocate that entrance and there were other changes. Overall, the amount of parking remains the same. That was the only other thing that was done to the parking.

Mr. Flower: Are the Town Planner and Town Engineer okay with the submission?

Mr. Stolman: Yes.

Mr. Gray: Yes.

Mr. Flower: Since it's a minor change to the original site plan approval, we can waive the public hearing if you wish.

Mr. Stolman: To waive an additional public hearing.

Mr. Flower: Yes.

Mr. Marinaccio: Motion to waive an additional Public Hearing.
Mr. Pesce: Second the Motion.
Vote: All present voted Aye.

Mr. Pesce: **Motion to authorize the Town Planner to prepare a Resolution for final approval.**
Mr. Marinaccio: Second the Motion.
Vote: All present voted Aye.

18-3400 (Site Plan), 18-5195 (Lot Line Consolidation), and 18-4081 (Special Use Permit) Rte. 376 Holdings, Inc.: To discuss a Site Plan, Special Use Permit and a Lot Line Consolidation. The applicant is proposing the consolidation of two tax parcels and to install a fueling station with three fuel pumps and to construct a 2,600 sf. convenience store on 2.3 acres in a GB Zoning District. The property is located at **1592 Rte. 376** and is identified as **Tax Grid Nos. 6259-04-530251 and 6259-04-540266** in the Town of Wappinger. (Chazen)

Present: Kyle Bardwell – Engineer
Chris Lapine – Engineer

Mr. Bardwell: Good evening everyone. My name is Kyle Bardwell with the Chazen Companies and I'm here with Chris Lapine also with the Chazen Companies. We are here on behalf of Rte. 376 Holdings to present Rte. 376 Gasland. The project is located at the corner of New Hackensack Heights Road and the corner of Rte. 376 in the Town of Wappinger. The project involves consolidating two lots. When we were last in front of the board in October at which time we presenting the plan based on comments. Since October we further detailed a fair amount of the project. We detailed the grading and we also detailed the subsurface disposal system for stormwater maintenance. With the last submittal we also included the stormwater pollution management plan. With that being said I want to bring up some of the comments that were made from last October meeting. Some of those were to delineate all of the trees to show which was being removed and preserving. One of the major things we talked about at the last meeting was signage. We did not propose surface area or height at the last meeting. We went out and looked at all of the signage on Rte. 376 to figure out what size signs are currently out there. We found that existing signs out there ranged from 5 to 10 ½ feet and 9 to 81 square feet in surface area. With this submission we provided a detailed sign with surface area 45 square feet and 10 feet tall.

Mr. Bardwell continues his overview of the project.

Mr. Bardwell: Chris is here and he is going to explain some of the work that's going on there.

Mr. Lapine: Everybody who has traveled by the site has observed that they are starting to clean up in accordance with coordination with the DEC and

the corrective action planning. To date they've removed 5 underground tanks approximately 1,000 yards of petroleum impact in soil. They've also pumped out 10,000 gallons petroleum. They've also removed 17 1 gallon of containers of slush that were sitting in the gasoline tanks that were out there. They are about 80% in the process of the remediation. That work will continue for the next two weeks.

- Mr. Flower: The applicant's traffic consultant has had some dialogue with the DOT. What has come out of that meeting is the current intersection requires a left turn lane. The applicant has informed the DOT that he's committed to creating a left turn lane. We have done additional survey and the design of that left turn lane is currently in process.
- Mr. Stolman: Is that in the existing right-of-way?
- Mr. Lapine: Yes.
- Mr. Flower: So you are still in the process with the DOT?
- Mr. Lapine: Yes.
- Mr. Stolman: I don't believe we got that.
- Mr. Lapine: I can submit to you.
- Mr. Stolman: Thanks Chris.
- Mr. Horan: Chris, quick question on the cleanup. Does DEC require monitoring the wells?
- Mr. Bardwell: Yes.
- Mr. Horan: On this property?
- Mr. Bardwell: They most likely will be required in the south west corner of the property where the former gas station was. They have not yet been installed but will be when cleanup is completed.
- Mr. Horan: I think it would be appropriate to show it on the final site plan.
- Mr. Lapine: We can incorporate that but we probably won't have that identified at least for a few more months.
- Mr. Horan: No, just as a condition of final approval.

- Mr. Lapine: We can do that.
- Mr. Flower: It can be included in there for an as built survey.
- Mr. Horan: You could do that too. That makes the most sense.
- Mr. Stolman: When we prepare the resolution we will put that in.
- Mr. Horan: Which way is the grading running in the ground work?
- Mr. Lapine: From east to west.
- Mr. Flower: In terms of the sign, I know we had some discussions on that. At this point we are not ready to make a decision on what was proposed. We want to look into some other projects because of what was submitted. Your numbers seem so low and something you propose should be similar to other gas stations in the Town. We are going to look into some of the other projects we approved in the past few years that have been put up. If what you are proposing matches others in the Town we will be ready to discuss them the next time you are on the agenda.
- Mr. Lapine: That's fair.
- Mr. Flower: We also need to discuss the zoning variance.
- Mr. Lapine: Are we at a position where the Planning Board feels comfortable referring us to the Zoning Board?
- Mr. Horan: One of the things the Town Board is investigating is eliminating the distance between abutting properties. The way the code is written there is no place in the Town where you can have a gas station basically abuts residential properties within 1,500 feet. The way the code is currently written everyone would require a variance. The Town Board is in the process of removing that code restriction.
- Mr. Stolman: In terms of timing it will most likely be on the Town Board agenda the first meeting in February. So we will know more at that point.
- Mr. Horan: At this point you may not need to go to the ZBA for that variance.
- Mr. Stolman: That will be in our memo indicating no variance for the canopy.
- Mr. Lapine: Is there a code being introduced?
- Mr. Stolman: It's probably introduced the first Town Board meeting in February.

- Mr. Lapine: It will have to be circulated and published?
- Mr. Stolman: Yes.
- Mr. Horan: You are probably looking at the first meeting in April.
- Mr. Stolman: This would probably create some difficulty for you.
- Mr. Horan: It might affect your timeline.
- Mr. Lapine: In lieu of going to the ZBA can we do a public hearing at the Planning Board?
- Mr. Stolman: I would think so if the Planning Board is ready. It depends on how comfortable they are with the project.
- Mr. Flower: So far the only thing with the DOT is the turning lane? Are they going to allow all three of those entrances?
- Mr. Lapine: Correct. They have no issue with the current layout.
- Mr. Flower: So they are just looking for a more current layout of the design. Is everybody comfortable with a public hearing?
- Mr. Marinaccio: Do we need to review the sign before the public hearing?
- Mrs. Roberti: Do you want to schedule for the first meeting in March? Then I can have a memo to you about the signage on gas stations in the Town.
- Mr. Flower: We will discuss the sign at the next meeting.
- Mr. Marinaccio: Yes.
- Mr. Flower: Then we will have the public hearing at the March meeting. At this point I will entertain a motion to set the public hearing for March 4th.
- Mr. Pesce:** **Motion to set the Public Hearing for March 4, 2019.**
Mr. Valdati: Second the Motion.
Vote: All present voted Aye.
- Mr. Gray: Bruce, moving forward when we get to a resolution I really doubt you will have the DOT approval. What I'm going to want is a letter of conceptual approval before moving forward with the project. An approval from the DOT could take a while.

- Mr. Lapine: I think we can get the letter of conceptual approval for you.
- Mr. Gray: I just don't want you to be surprise because I'm going to want that.
- Mr. Flower: The public hearing will also determine if there is any other thing that needs to be addressed.
- Mr. Horan: Do you have bollards for the propane tanks?
- Mr. Lapine: Yes, we do and we are showing a location right now.
- Mr. Flower: The dumpster enclosures should be able to accommodate two dumpsters.
- Mr. Lapine: The width can accommodate two dumpsters.
- Mr. Flower: So it can accommodate a regular trash and recycling dumpsters?
- Mr. Lapine: Yes, we have 17 feet in the inside and 18 feet on the outside for the post.
- Mr. Flower: David, do you have any other comments?
- Mr. Stolman: That's pretty much it for now.
- Mr. Lapine: So when is this going to happen?
- Mr. Stolman: The first Town Board meeting the second Monday in February.
- Mr. Lapine: Are there any other questions?
- Mr. Horan: No, I'm set.
- Mr. Gray: I know Tom from my office already talked to you.
- Mr. Lapine: Thank you very much.
- Mr. Gray: Thanks for coming in.

18-3403 Red Cedar Arborists & Landscapers, Inc. Contractor Yard: To discuss a site plan application to reuse the existing buildings for office space , to store supplies, vehicle storage, maintenance and to grow planting stock on 3,396 acres in a GB Zoning District. The property is

located at **185 New Hackensack Road** and is identified as **Tax Grid No. 6150-02-999951** in the Town of Wappinger. (Berger)

Present: Joseph Berger – Engineer

Mr. Berger: Good evening, Joseph Berger with Berger Engineers here to representing the applicant Red Cedar Arborists & Landscapers, Inc. on New Hackensack Road. This property has two existing buildings and a parking lot. We are proposing to enlarge and use the area in the back for storage and our landscaping business. We are here to answer questions and we received comments from the Town Engineer and Town Planner. They were reasonable and we feel confident we can respond to them with the next submittal.

Mr. Gray: In our comments we talked about the pipe being in the Town's easement but it's not.

Mr. Berger: It's not.

Mr. Gray: However, there ought to be an easement.

Mr. Berger: That's no problem. We can do that. We did the SWPPP in between and there will be some modification based on your engineering comments.

Mr. Flower: Is that all that you have Bob?

Mr. Gray: I would like him to speak to the flood plain.

Mr. Berger: The grades are where they are and we are not altering other than building the bio retention area. That site had always been like that and it's in the flood plain. I thought the proposed use would be consistent with what you would find within a flood plain.

Mr. Gray: So you will need a flood plain plan.

Mr. Berger: Yes, we will need a flood plain plan once we finish the SWPPP.

Mr. Flower: The area where they are going to store the mulch is there going to be a structure in place where you are going to contained it?

Mr. Berger: We will put the standard bins like you see in most landscaping places.

Mr. Gray: Joe, I see you have a dumpster enclosure detail where is that going to be located on the plan? I would like to see bollard on each side.

Mr. Berger: You mean the front and back?

- Mr. Gray: Yes.
- Mr. Berger: I like them too because it keeps the fence from being destroyed.
- Mr. Gray: It keeps the trucks from knocking them over. Another thing that works well is the steel frame between the slots. The wood doors get destroyed.
- Mr. Berger: If you build it right the first time they should be good. Okay, bollards we usual do, steel frame good idea. I actually like that idea.
- Mr. Gray: I also have a design that has a side entrance with an angle on so you can't see the dumpster from the outside. It's a wear and tear on the gate when you keep opening it. I really think we should have a standard design for these things. These are the items I would like to see.
- Mr. Berger: Okay, I like that idea.
- Mr. Gray: Make sure you have enough room for trash and recycling.
- Mr. Horan: If you are just revising the Zoning Amendment Petition it is for four parcels?
- Mr. Berger: I believe four parcels.
- Mr. Horan: It's unclear so if you could just reference the parcel numbers for each parcel.
- Mr. Berger: There are two different EAFs. One for rezoning and the other for the site work.
- Mr. Horan: I would rather see one EAF.
- Mr. Stolman: It needs to be one EAF. So the Planning Board can declare its intent to be Lead Agency tonight and circulate.
- Mr. Flower: I will entertain a motion to declare out intent to be Lead Agency.
- Mr. Valdati:** **Motion to declare our intent to be Leady Agency.**
Mr. Pesce: Second the Motion.
Vote: All present voted Aye.
- Mr. Pesce: Do you do snow plowing?

- Mr. Berger: No.
- Mr. Marinaccio: I see you have containers will you put the bollards around the concrete?
- Mr. Berger: It has a steel unit and the bollard to protect the containers.
- Mr. Marinaccio: You need to relocate the retention area.
- Mr. Flower: Looks like you also brought some rendering. I those weren't included in the package.
- Mr. Stolman: No, it was not included in the package.
- Mr. Berger: They weren't included in the package.
- Mr. Flower: Obviously you are going to make the existing barn a little bit nicer.
- Mr. Berger: Yes.
- Mr. Flower: Is there going to be any improvements to the other building?
- Mr. Reylea: Not really just probably a garage door. I was going to enlarge it but I will just leave it like that. If I do I will get a permit and go through an architectural review.
- Mr. Flower: That should all be included with the application if you are going to be making improvements to the building.
- Mr. Reylea: This will stay the same other than siding and it will look neater.
- Mr. Flower: Okay. So the middle building is going to stay and just the roof structure and you are not going to be putting any metal siding?
- Mr. Reylea: The siding is destroyed over here.
- Mr. Flower: So you are going to do the entire outside of the barn?
- Mr. Reylea: Yes.
- Mr. Flower: Is that the color you are using?
- Mr. Reylea: Pretty much maybe the steel color here probably but not 100% sure.
- Mr. Flower: For future submission you should include all of that with it so there are no questions this way when it goes to final approval you don't have to come back for something else.

- Mr. Berger: We will make sure. Will you need that before the public hearing?
- Mr. Flower: Yes, this way it is part of the submission package and if the public comes out they will be getting the same information that we will be getting. Just in case they have questions and concerns raised at the public hearing you just want to be prepared.
- Mr. Marinaccio: Are you going to show any signage on the building?
- Mr. Reylea: I'm not sure but I guess the sign will go out to the road.
- Mr. Berger: In our next submission we will have that.
- Mrs. Roberti: It's really nice what you are looking to do to the barn but the barn is only 51 feet in the back so you will need a variance.
- Mr. Berger: Even though it is existing?
- Mrs. Roberti: Not the barn but the front awning.
- Mr. Berger: Okay, I see that little piece.
- Mr. Horan: The setback is 75 feet from a County road.
- Mr. Berger: Procedurally, can I go for a variance while before the Town Board?
- Mr. Horan: Yes.
- Mr. Flower: Are there any other questions?
- Mr. Valdati: No.
- Mr. Flower: So you still have work ahead of you with the Town Board getting the change in zone.
- Mr. Berger: Will they do an independent SEQRA for the variance or will it be tied to what you are doing?
- Mr. Stolman: We will circulate for lead agency. It is a Type 1 action.
- Mr. Flower: So update everything and we will circulate to everybody involved. Once it's submitted and we are satisfied with it we will give a positive recommendation to the ZBA.

Mr. Berger: Okay. Thank you.

Extension:

14-3319 BAC Properties, LLC: Seeking their fourth 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 has a potential tenant. However, the process has been delayed due to the economy. This extension would begin on March 2, 2019 through March 1, 2020. 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)

Present: Brandon Ciccone – Applicant

Mr. Pesce: Motion to grant the extension from March 2, 2019 through March 1, 2020.

Mr. Valdati: Second the Motion.

Vote: All present voted Aye.

Conceptual Review:

19-3407 NERP Holding Tractor Supply Company & Retail Store: To discuss a Conceptual Review application for the construction of a tractor supply retail store on vacant lot on 5.899 acres in an HB Zoning District. The property is located on **Route 9** and is identified as **Tax Grid No. 6157-04-539374** in the Town of Wappinger. (Hallisey, Pearson & Cassidy)

Present: Jim Cassidy – Engineer
Matt Darling – NERP

Mr. Cassidy: Good evening. I'm Jim Cassidy engineer for the project and I'm here tonight with Matt Darling with NERP who are the prospective purchasers of a piece of property located at the north westerly corner of the intersection of Rte. 9 and Fowlerhouse Road. Tonight we have a preliminary discussion with a concept plan submitted for the development of this property. I have a bunch of plans and reduced scale copies if you guys want them. The first photo you have before you is a photo taken off Google Earth. The property is located on the westerly side of Rte. 9. There are 7 existing residence and the property is zoned Highway Business and on 5.89 acres. Presently the site is heavily wooded there was an existing house on the property and the remains of the house is still in place. The typography of the site slopes towards Rte. 9 in a westerly direction. We did hire a scientist to go out to check the property for wetlands and he did delineate offsite wetlands to the

west of us. He did find a pocket of wetlands on the site. We have notified DEC to identify this wetlands and we are hoping to hear from them shortly.

Mr. Cassidy continues his overview of the project.

We are proposing a new retail store and the tenant would be Tractor Supply Company. The building will consist of 9,097 square feet with concrete sidewalk.

- Mr. Flower: The trailer storage in front of the property, is there an alternate location that could go? People driving up and down Rte. will see a row of tractors. It won't be an ideal situation. Even with car dealership there's a limitation of how many cars they can display in the middle of landscaped area.
- Mr. Cassidy: Is there any preference from the board where you would like to see it?
- Mr. Marinaccio: I won't mind seeing it on the side of the building.
- Mr. Cassidy: I will need to run that by the tenant for an alternate location. I don't want to commit to anything right now.
- Mr. Flower: Just looking at the plans you are showing some rather large rooftops. Is there a way to possibly screen them?
- Mr. Cassidy: I will talk to the architect about that one.
- Mr. Marinaccio: Did we do any archeological research on any of this since there are existing homes out there.
- Mr. Stolman: Thei r first level would be to do an environmental assessment form and that will provide some information. This information will be provided by the DEC. Then we will take a first cut at that if there's any reason to pursue that.
- Mr. Horan: Do you have any idea how long the house was there?
- Mr. Cassidy: I know it was there in 1936.
- Mr. Horan: So it was on the aerial?
- Mr. Cassidy: Yes.
- Mr. Marinaccio: What year did he say?

- Mr. Horan: It showed up on the aerial in 1936.
- Mr. Flower: Is that when the house was built?
- Mr. Horan: That's the earliest Dutchess County aerial access goes back.
- Mr. Flower: It was brought to our attention by a neighbor that there's a buried oil tank on the property.
- Mr. Darling: Could it be a heating oil tank probably?
- Mr. Flower: You have to petition with the Town Board for the water and sewer connections.
- Mr. Darling: How does it look overall?
- Mr. Flower: Overall it pretty much conforms to what you have with other tractor supply stores I've seen in the area.
- Mr. Marinaccio: I think it's great.
- Mr. Darling: We will do our best to screen off the neighborhood.
- Mr. Flower: Do the best that you can to screen.
- Mr. Marinaccio: Could you show us a profile of what it is going to look like?
- Mr. Cassidy: Yes, when we make our full submittal.
- Mr. Marinaccio: Can you put some fencing so you can't see through the trees?
- Mr. Cassidy: I can put fencing on our side.
- Mr. Marinaccio: Do you have any idea what kind of fence you are going to put there?
- Mr. Darling: Our office is open to that and it maybe a vinyl, white fencing or something like that and maybe 6 feet high.
- Mr. Marinaccio: You won't get any car lights flashing?
- Mr. Flower: Are you going to have a dumpster enclosure?
- Mr. Cassidy: Typically, we do but the majority of the trash is stored in the building since they are all recyclables materials. Most tractor supply store's

dumpsters are located on the side of the building. They came back to us and said they want the dumpster behind the building so the loading area will be on the side of the building. We will put a wall from the loading and the dumpster.

- Mr. Marinaccio: What size did you say the dumpster is?
- Mr. Cassidy: The dumpster is 6 cubic yard. I can screen that whole area. Will that suffice?
- Mr. Flower: I think that would be helpful.
- Mr. Marinaccio: That would suffice and it will hide everything.
- Mr. Cassidy: So we need to know if we have your permission to put up an escrow to start talking to your Town Engineer and Town Planner?
- Mr. Flower: You have to make a full submittal with an escrow account for the planner and engineer to start to review the project. Once you do that we can start the official process.
- Mr. Cassidy: Are there any thoughts on parking spaces?
- Mr. Flower: Will the parking space require a variance from the Zoning Board of Appeals?
- Mr. Stolman: There's a way of land banking parking spaces but this proposal is not exactly referenced in the code.
- Mr. Flower: This is tailored to a specific tenant on the property. If it were another retailer they won't be able to move right in. They won't meet the parking requirements.
- Mr. Horan: My experience with tractor supply stores they are typically over parked.
- Mr. Stolman: It's not this use we are concerned about.
- Mr. Flower: Is this something that we can waive or send them to the ZBA for a variance?
- Mr. Stolman: It is up to 50% and the Planning Board can waive up to 50% of the parking spaces and identified on the site plan.
- Mr. Horan: It can be worked out.

- Mr. Flower: I think it would be cleaner with a variance. If you do it in the resolution, it would be restrictive to just tractor supply.
- Mr. Marinaccio: How many trailers would you have on site?
- Mr. Cassidy: We will have 3,000 square feet of trailers.
- Mr. Darling: About one dozen.
- Mr. Marinaccio: Do you have to show all 15 trailers?
- Mr. Darling: We have to have an area for them.
- Mr. Marinaccio: How about that storage area in the back? Can you put them there? Why don't you make the pink area more parking?
- Mr. Horan: Has there been any discussions with the neighbors?
- Mr. Darling: No. I believe some of the neighbors have expressed an interest.
- Mrs. Roberti: They have called because they are concerned since they've always had woods behind them for many years.
- Mr. Darling: The only logical place for us to move our trailers would be on the side in doing so it may diminish some of the screening we were proposing for those neighbors.
- Mr. Stolman: There's a 24 feet minimum buffer required in a non-residential use.

Miscellaneous:

18-3394 Central Hudson town wide Pole & Wire Replacement: To discuss a Site Plan application, Wetland Permit application and Flood Plain Permit application to replace damaged and deteriorated poles and equipment within the existing TV transmission corridors within the Town of Wappinger boundary. The property is being identified as **Tax Grid No. 6157-02-525731.** (Cuddy & Feder)

Present: Anthony Morando – Cuddy & Feder
Brian Dismisko – Central Hudson

Mr. Valdati: **Motion to declare Lead Agency.**
Mr. Pesce: Second the Motion.
Vote: All present voted Aye.

Mr. Valdati: **Motion to set a Public Hearing on March 18, 2019.**
Mr. Pesce: Second the Motion.
Vote: All present voted Aye.

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

Adjourned: 9:25 pm

Respectfully submitted,

Bea Ogunti, Secretary
Town of Wappinger Planning Board