

MINUTES

Town of Wappinger Planning Board
September 7, 2016
Time: 7:00 PM

Town Hall
20 Middlebush Road
Wappingers Falls, NY

Summarized Minutes

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

Others Present:

| | |
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| Mr. Horan for | Town Attorney |
| Mr. Hobday for | Town Engineer |
| Mr. Cottrell : | Town Planner |
| Mrs. Roberti: | Zoning Administrator |
| Mrs. Ogunti: | Secretary |

SUMMARY

Discussion:

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| Gasland Petroleum | Resolution approved as amended |
| Bank of America (Amended Site Plan) | Resubmit on October 3, 2016 |
| Mat Bus Company, Inc. | Public Hearing on September 19, 2016 |
| Hudson Valley Volvo (Amended Site Plan) | Authorized Planner to prepare Resolution for September 19, 2016 |

Conceptual:

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| BMB Real Estate Corp. (Restaurant to Apts.) | Resubmit |
| ACURA 1070/1072 (Amended Site Plan) | Resubmit |

Architectural Review:

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| Hudson Valley Lighting | Approved existing tanks |
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Ms. Visconti: **Motion to accept the Minutes of August 1, 2016.**
Mr. Malafronte: Second the Motion.
Vote: All present voted Aye.

Discussion:

14-3321 (Site)/14-4061 (SUP) Gasland Petroleum (233 Myers Corners Road): To vote on the modifications to an existing gas station which will include the elimination of an existing car wash and expansion of the existing convenience store to include a Dunkin Donuts. The project includes two additions to the existing building for a total building floor area of 2,688 square feet. The property is located at **233 Myers Corners Road** and is in a NB district and is identified by **Tax Grid No. 6258-02-730572** in the Town of Wappinger. (Chazen) (LA 12/7/15) (opened & closed APH 02/01/16) (Neg. Dec. 02/01/16)

Present: Margaret McManus – Engineer

Mr. Valdati: Good evening.

Ms. McManus: Hi, my name is Margaret McManus from the Chazen Companies. As you recall we are proposing to scrap the building and add square footage and remove the car wash and incorporate that into the building. In the process we had to go to DOH and also the DEC for septic approval. We have the DEC SPEDES permit and we are in the process of getting our health permit. We have addressed all of the concerns of the engineer although there are a few conditions in the resolution that will be addressed.

Ms. Visconti: So you've read the resolution and everything is good?

Ms. McManus: Yes.

Mr. Cottrell: We didn't have any conditions from F. P Clark.

Ms. Visconti: **Motion to accept the Resolution prepared by the Town Planner**
Mr. Flower: Second the Motion.
Vote: All present voted Aye.

16-3352 Bank of America (Amended Site Plan): To discuss an amended site plan application for the upgrade of exterior lighting on 1.07 acres in an HB Zoning District. The property is located at **1469 Route 9** and is identified as **Tax Grid No. 6157-02-609919** in the Town of Wappinger. (Silsbe)

Present: Jerry Gardner – for Applicant

- Mr. Valdati: Good evening.
- Mr. Gardner: Good evening, my name is Jerry Gardner from Hausner Engineering. I'm here to represent a number of applicants. I understand that there's the bank, the applicant, someone who drew the lighting plan, the contractor and they all decided that I should come here tonight. Although you all have plans before you and I think this illustration might make it a little clear. We are proposing to reduce the lighting intensity but still meet the NYS Banking Laws or the ATM concerns.
- Mr. Gardner continues his review of the project.
- Ms. Visconti: Did you see the letter from Dutchess County Department of Planning and Development?
- Mr. Gardner: I saw one from the engineer that said there were no comments and I deferred to planning but I did not get a copy.
- Ms. Visconti: Chace, Dutchess County Department of Planning and Development say this is a lunar park. We've landed on the moon with the number of lights you have there.
- Mr. Gardner: Again, I don't know what plan you are looking at. This is much less intense than what is there today.
- Ms. Visconti: DCDPD states "As proposed, the lighting plan shows excessive levels, including over 35 footcandles under the drive thru canopy."
- Mr. Gardner: I don't believe that's accurate. Do you know what the date is of the drawing they are referring to? Did they say?
- Ms. Visconti: This is dated August 18, 2016.
- Mr. Gardner: Well this drawing is September and it's a revision to that.
- Mrs. Roberti: That needs to be submitted.
- Mr. Gardner: I understand that it was submitted yesterday.
- Mrs. Roberti: The meeting is today and our planner works in Westchester and there would be no way to get it to him in time.
- Mr. Gardner: My apologies. So you are not in fact in possession of the revised plan.
- Ms. Visconti: No.

- Mr. Cottrell: We were concerned about the lights illumination on the eastern property boundary.
- Mr. Gardner: I think the State banking law supersedes that but I also think that anything on the boundaries has been removed.
- Mr. Flower: On here it states that the ATM Safety Act requires 5 footcandles, 5 feet from the ATM. You got 35 footcandles so that's quite a range there.
- Mr. Gardner: Everything within the yellow goes from 20 to 5 at the edge and that's within the 50 feet.
- Conversation continues.
- Mr. Flower: You will probably need to come back in a month so we can review the plans.
- Ms. Visconti: You will have to resubmit the correct drawings.
- Mr. Gardner: I thought you had it.
- Mrs. Roberti: Just for clarification, we need three week's minimum before it can be discussed at a meeting so 24 hours is unacceptable.
- Mrs. Ogunti: We do not even have it. We only have the August 1st submission.
- Mr. Gardner: I apologize for taking the board's time and we will be here next month.
- Mrs. Roberti: We will tentatively schedule you for October 3, 2016.
- Mr. Gardner: So I will need to have it to you by next week.
- Mrs. Roberti: Well, you said you already mailed it so it's in transit somewhere. Here's my card so call me tomorrow to see if we have it or you can find out where it is.
- Mr. Gardner: I will and thank you all for your time.

16-3350 Mat Bus Company, Inc.: To discuss an amended site plan application for the installation of a 1,000 gallon diesel fuel tank and a 2,000 gallon gasoline tank at the rear of the existing building, on an existing bus garage site on 23.967 acres in an AI Zoning District. The property is located at **160 Airport Drive** and is identified as **Tax Grid No. 6259-04-815490** in the Town of Wappinger. (Day)

Present: Mark Day – Engineer

- Mr. Valdati: Good evening Mr. Day.
- Mr. Day: Good evening everybody. As the board may remember this is located on Airport Drive where the school buses are stored. We are proposing to provide two fuel storage tanks with bollards and concrete pad directly behind the existing structure.
- Ms. Visconti: We did a site inspection and we did see where your line ends.
- Mr. Day: We were unable to locate the original site plan. David Stolman was gracious enough to send us a copy of the plan that was originally approved. So what we've done is focus on the area although the site is much deeper and there are some equipment stored down on the northeast corner of the property.
- Mr. Day continues to give a review of the project.
- Mr. Day: One of the comments the Town Planner made is that this will replace the previous plans and they want to show the level of details showing the buses. If the board is okay with this, I would like to refer to the previous plan that was done by Bill Povall and it has a whole lot of detail on it. That site plan was based on getting the bus parking approved. If the board would allow we would just like to reference our site plan to that site plan.
- Mr. Cottrell: If it's acceptable to the board, it would be acceptable to us.
- Ms. Visconti: I don't have a problem with it.
- Mr. Malafronte: We discussed a maximum of 65 buses and on the original plan it was 150. Mat Bus said he was going to do 65 when we talked to him.
- Mr. Flower: I remember we talked to him but I don't think we talked about reducing the number.
- Ms. Visconti: He didn't say they were going to get rid of them.
- Mr. Malafronte: He had less than that and he said the maximum he would add would be 65.
- Ms. Visconti: That's his preference it doesn't mean that he will get it.
- Mr. Day: Current but while the board had previously approved that for 150 then that will still stand as 150.

- Mr. Malafronte: Will that change the amount of fueling that you would require if you had 150?
- Mr. Day: No. It's not functioning on the number of buses there. It's just the capacity that they would be able to serve on site instead of going to a commercial facility.
- Mr. Malafronte: Basically they were going to go to diesel.
- Mr. Flower: They will be using both gasoline and diesel that's why he's putting the two tanks on the site.
- Mr. Malafronte: Will that be addressed on the site plan update?
- Mr. Day: What would be addressed?
- Mr. Malafronte: You should show that you will have the two tanks and 150 buses.
- Mr. Day: We are showing gas and diesel.
- Mr. Malafronte: So you want to use the other map and superimpose where you want to the fuel tanks?
- Mr. Day: What I would like to do is to use our site plan to reference that prior approval on here so that anybody who looks at this plan knows is predicated by the prior.
- Mr. Flower: I don't have a problem with that.
- Mrs. Roberti: If anybody looks at this plan, they will see it.
- Mr. Malafronte: So legally that's okay?
- Mr. Valdati: I would like to make a resolution that there will be no use of firearms on the property.
- Mr. Day: Whoa, use of firearms? No.
- Ms. Visconti: Chace, anything else?
- Mr. Cottrell: We have no other concerns other than the site plan issue.
- Ms. Visconti: So he's referencing the new one, the old one, delineated the wetlands that would be sufficient?

- Mr. Cottrell: The wetlands, the buffer and all of the parking spaces.
- Mr. Horan: Just a couple of issues. In our pre-meeting, there was a discussion about secondary containment. Are all of these tanks above ground?
- Mr. Day: They are above ground and included in our response letter are catalog cuts. As you can see they are 100% containment.
- Mr. Horan: Is that gasoline or is that the diesel?
- Conversation continues.
- Mr. Day: It's a double wall tank.
- Mr. Horan: Okay.
- Mr. Hobday: May I suggest Mark that your plan sheet includes drawing to provide those details so that it's all in one place.
- Mr. Day: Okay.
- Mr. Horan: The other issue was as far as separation between the tanks and building, is there a fire code?
- Mr. Day: I don't know but I can check with Mark. I don't think in his review he had an issue with that.
- Mr. Horan: What's the back wall of the offices made out of?
- Mr. Day: It's a pre-engineer building so it will be 14 gauge metal, sheetrock and insulation.
- Mr. Horan: For the review purposes for the Building Department and the Fire Inspector if you could show distance between the building and where the tank is.
- Mr. Day: Okay. No problem.
- Mr. Horan: What's in the storage area in the back?
- Mr. Day: There are two buses behind there and the rest of it is way in the back.
- Mr. Horan: Is that the property owner's equipment and is that shown on the other site plan?

- Ms. Visconti: There was a backhoe and some other things all the way in the back.
- Mrs. Roberti: It should be listed so that four years from now there isn't 3x as much stuff and it doesn't become a repository for junk or construction materials.
- Mr. Horan: It's a permitted use and industrial use.
- Ms. Visconti: She has a good point because if it changes hands and the owner decides to bring in more equipment and stick it back there, So we really should have that documented.
- Mr. Day: We can do that.
- Mr. Malafronte: Is there containment for the pad itself or for each individual one?
- Mr. Day: The tanks are both contained and the actual concrete and it has a sump in it and is created with sump which meets DEC standards. In the event of a spill, that sump will be able to work.
- Ms. Visconti: So it serves as an alarm?
- Mr. Day: Yes. If ever there's a leakage, it will actually sound the alarm.
- Mr. Horan: We need you to detail that on the plan.
- Ms. Visconti: Do we need to have them resubmit or we can authorize?
- Mr. Horan: I think you can do the resolution because he has the details regarding the tanks as an attachment to the letter. The only thing he has to add is the detail on the plan.
- Mr. Horan: My recommendation if the board is so incline to waive the Public Hearing, you should take a vote now prior to the resolution.

**Roll Call Vote to Waive
Public Hearing:**

- Mr. Malafronte: NO – have Public Hearing
- Mr. Marinaccio: YES – waive Public Hearing
- Ms. Visconti: YES – waive Public Hearing
- Mr. Flower: YES – waive Public Hearing
- Mr. Valdati: NO – have Public Hearing

- Mrs. Roberti: Votes fails, there's not a quorum. We can have the Public Hearing on September 19th. Do you still want to authorize the resolution?

Ms. Visconti: **Motion to have a Public Hearing on September 19, 2016 and authorize the Town Planner to prepare the resolution for September 19, 2016.**

Mr. Flower: Second the Motion.
Roll Call Vote: Mr. Malafronte YES
Mr. Marinaccio YES
Ms. Visconti YES
Mr. Flower YES
Mr. Valdati YES

16-3345 (Site) 16-4067 (SUP) Hudson Valley Volvo (Amended): To discuss an amended site plan application and special use permit approval for an automobile dealership to bring into conformance existing fuel tanks which were inadvertently not shown on the previously amended site plan dated April 25, 2016. The site sits on 4.6 acres in an HB Zoning District. The property is located at **1148-1152 Route 9** and is identified as **Tax Grid No. 6157-04-690127** in the Town of Wappinger. (Day) (opened & closed PH 4-18-16)

Present: Mark Day – Engineer

Ms. Visconti: The Town Engineer has no engineering concerns.

Mr. Cottrell: We have no concerns either.

Mr. Horan: Mark, what's the size of the tanks that are there?

Mr. Day: I believe we are proposing 1,000 gallon tanks for each side. I'm sorry I do not know the exact size but they are the existing tanks.

Mr. Horan: Is this all one parcel?

Mr. Day: It is actually two parcels.

Mrs. Roberti: Is this also to legalize the one behind the Volkswagen?

Mr. Day: Correct.

Mrs. Roberti: If you authorize a resolution, it shouldn't be only Hudson Valley Volvo. It should be Hudson Valley Volvo and Hudson Valley Volkswagen.

Mr. Malafronte: Have we resolved the issue with the "Stop Work Order"?

Mrs. Roberti: The "Stop Work Order" was placed the first week of August and that was because Mr. Liebermann, the Fire Inspector found these tanks without a permit. They had two temporary trailers when they are only allowed one

and they hadn't taken out a permit for either one as well. He also said they did not have a charging station permit. A "Stop Work Order" was placed and the general manager came in and we went to court. Mark had issued a ticket and he paid the fine for it. He paid to have the "Stop Work Order" lifted and he opened up separate permits for both tanks. They did have a permit for the charging station for which is worded badly in the Building Department. They removed one of the trailers and they opened the permit for those trailers they were keeping which is allowed by code during construction. They updated all of the violations so they are here to legalize the tanks.

- Ms. Visconti: What exactly do you need then? Is everything on the plan?
- Mrs. Roberti: The two tanks are what they are legalizing.
- Mr. Horan: Mark, are the tanks above ground?
- Mr. Day: Yes.
- Ms. Visconti: Are you showing the bollards?
- Mr. Day: Yes, we are proposing bollards around them.
- Ms. Visconti: Then there shouldn't be any reason why we couldn't issue a resolution.
- Mr. Horan: The only thing is if there's a detail or specs for the tanks.
- Mr. Cottrell: I can get that in there.
- Mr. Malafronte: Are the tanks going to be the same containment as the other ones?
- Mr. Day: Yes.
- Mr. Valdati: Did Mr. Liebermann submit any comments?
- Mrs. Roberti: Mark and I sat with the owner in court and he is happy with the outcome. As long as you give approval we will give Certificate of Occupancy on the tanks and all of his issues will be resolved.
- Ms. Visconti: Motion to authorize the Town Planner to prepare a resolution for Hudson Valley Volvo and Hudson Valley Volkswagen to include the items discussed this evening and waive the Public Hearing.**
- Mr. Flower: Second the Motion.
- Vote: All present voted Aye.

Conceptual:

16-3353 BMB Real Estate Corp. (Restaurant to Apartments Conversion/Formerly Lilliana's Restaurant): To discuss a site plan application for the conversion of four apartments from an existing restaurant space on 2+ acres in a GA Zoning District. The property is located at **1639 Route 376** and is identified as **Tax Grid No. 6259-03-482346** in the Town of Wappinger. (Olah)

Present: Barry Olah – Applicant

Mr. Olah: Hello, my name is Barry Olah. I own the building on Route 376. It's the old Walnut House. It used to be the old Lilliana's Italian Restaurant which we were partners with and I bought the whole building in 2010. Since then I've had four different restaurants trying to make use of that property and they've all been unsuccessful. At this point I would like to change the space into apartments. I brought a layout of the apartments.

Mr. Olah gives a review of the project.

Ms. Visconti: Is this allowed in that zone?

Mrs. Roberti: This is a GB Zone and this is allowed as a mixed use because he has a deli that's staying and it's the commercial aspect of it.

Ms. Visconti: It's going to need sprinklers, right?

Mrs. Roberti: His architect is going to look at the code because the building is very old.

Mr. Olah: I do have Gary Beck on retainer. He is going to be my facilitator and he is the one that helped me get the building up and running in 2005. He was very instrumental in keeping ahead of me with the codes and he's in my hip pocket and he is going to run the show on the project.

Ms. Visconti: Are they rooms and hotels?

Mr. Olah: Inside contains three apartments and it used to be an old motel. Now it's three apartments with two bedrooms, one bedroom and a three bedroom. Those are all approved and up and running and they will all be renovated.

Ms. Visconti: Before you move ahead, you need to find out about the sprinkler system because it's a lot of money to install.

Mrs. Roberti: We discussed that ahead of time so this doesn't become cost prohibited.

- Mr. Olah: I talked to Gary Beck about it and he as well as Mark Liebermann feel that it would need three sprinklers because it's three floors. Gary said with the new system they have, we are going to need to use PBC piping and reduce costs. Two years back I had the new water system put in and it holds 900 gallons of storage which was proposed for the restaurant usage.
- Ms. Visconti: I don't have a problem with the conversion. I think that there's a need and it makes good sense as long as this use is within the zone.
- Mr. Valdati: Do you have fire escapes?
- Mr. Olah: Right now we have two ways of egress in the new design and we are also keeping that so each apartment will have two ways in and two ways out.
- Mr. Malafronte: Did you touch base with anyone from the airport management?
- Mr. Olah: No. I did not.
- Mr. Malafronte: The waterline on Route 376 maybe helpful to you.
- Mr. Olah: The proposal out there could bring the Town water coming down Airport Road and onto Route 376. I already got a questionnaire from them whether I would be interested in hooking up to it if it was available and I answered "Yes".
- Mr. Malafronte: Are you going to link up your existing apartment together?
- Mr. Olah: No. They are separate. The water system runs into the main building from the well and then it pumps to the secondary building.
- Mr. Malafronte: Any comments from the group that lived there with the airplanes coming in?
- Mr. Olah: Not at all. The tenants that I have there right now have been there for 5, 6 and 7 years now. I just turned off one apartment because I had to evict her for non-payment. My tenants come, they stay and they don't have any problem with the noise.
- Mr. Horan: The only problem I have would be is if you go to four apartments it would now be considered a multiple dwelling. There are more stringent requirements regarding egress and things of that nature. Once you get to three apartments you are now subject to multiple dwelling requirements.
- Mr. Olah: Is that different from having the two commercial restaurants and deli versus two apartments?

- Mr. Horan: Yes, and because the two apartments are not considered to be a multiple dwelling. It's still subject to the building codes and because this is an existing building and you are changing the use.
- Mr. Flower: They are changing the use but there are two different documents and obviously the building codes. You can start by using existing building codes which gives him a little lead way. The way I look at it, I think you've addressed it and your consultants will need to show means of egress from the building.
- Mr. Horan: Yes, to the extent that the apartments have their individual egress and two means of egress from each apartment. The problem becomes if you have a common means of egress for all of the units becomes the issue.
- Mr. Olah: In the two apartments upstairs, there is a common hallway to each of the apartments. Then on the exterior of each of the buildings there are two individual egresses then a common center hallway to go down.
- Mr. Horan: Common center hallway becomes the issue because you now have distanced how long it's going to be to get out so that's something you might have to look at. It would be easier not to have a common exit.
- Mr. Flower: You probably need to sit down with Gary and have him do a full review and make sure you can get the costs dollars on that so you know where you stand. Obviously you are going to have to come back before this board with a full site plan presentation for us to review. Just make sure that he has all of those things covered.
- Mr. Olah: Okay.
- Mr. Horan: The other issue would be parking. I'm assuming it's going to be okay.
- Mr. Flower: The parking should be fairly simple.
- Mr. Valdati: If you have any questions you may need answers to, please contact Mrs. Roberti.

16-3354 ACURA 1070/1072 Route 9 (Amended Site Plan): To discuss an amended site plan for a 1,500 sf office space for an Internet Sales Office with an accessory use of parking space for storage of 85 cars on 5.02 acres in an HB Zoning District. The property is located at **1070/1072 Route 9** and is identified as **Tax Grid No. 6156-02-900910** in the Town of Wappinger. (Day)

Present: Brian Watts – Engineer

- Mr. Watts: Good evening. Brian Watts from M.A. Day Engineering we are here representing Beach Realty regarding 1070/1072 Route 9. He's looking for a site plan amendment and he wants to lease a portion of the property to Acura in Wappinger. There will be a 1,500 sf office in the building closest to the Route 9 to use primarily for his internet operation. With that he's looking to change where the porter potties were formerly stored to make room to park automobiles.
- Mr. Valdati: What is the amount of storage you are looking to have.
- Mr. Watts: We are looking to store 85 vehicles.
- Mr. Valdati: Mrs. Roberti, does that meet requirements?
- Mrs. Roberti: Yes. The storage of the vehicles would be considered an accessory use to their primary use which is the rental of the office.
- Mr. Malafronte: All of the vehicles that are on the other side of the 100 feet buffer where we gave them a lead way to put porter potty there now you are going to put vehicles?
- Mr. Watts: Yes and we will not infringe on the current gravel.
- Mr. Malafronte: Right now it shows it's on the other side of the buffer.
- Mr. Day: We don't infringe any further than this than we were allowed.
- Mr. Malafronte: Before you were allowed the porter potties now you want to store cars.
- Mr. Day: You want the porter potties back?
- Mr. Malafronte: No, I don't want either.
- Mr. Day: We've gotten no closer to the buffer than we were previously approved.
- Ms. Visconti: Is this an acceptable use?
- Mrs. Roberti: They couldn't just store the cars. This is an HB Zoning District so they needed a primary use so in which they have in the office. Just so the board is aware, we are having a problem on Route 9 with all of the car dealerships. They have larger inventory than they have space for and they are all searching for storage space. It is very difficult because our code doesn't allow just storage of vehicles. Here's a use that will be

buffered by Route 9 so you will not see the vehicles. It's empty now and it's a nice tradeoff to keep the cars off Route 9 and cleans up the site.

- Ms. Visconti: As long as they fit I don't have a problem.
- Mr. Valdati: What would be the number of cars they would be allowed to store?
- Mrs. Roberti: I think it is 70 cars an acre.
- Mr. Day: We are well within the acreage.
- Mrs. Roberti: You have like 5 acres.
- Mr. Day: Right.
- Mr. Valdati: Any other comments?
- Mrs. Roberti: Where are you going to unload them? Please don't say Route 9.
- Mr. Day: We are not going to unload them on Route 9.
- Mrs. Roberti: Please show it on the map.
- Mr. Day: We've got adequate space to unload.
- Mrs. Roberti: Put it on the plan.
- Mr. Day: We will.
- Mr. Horan: Is the landscaping business still there?
- Mr. Day: Yes.
- Mr. Malafronte: Could you reduce the amount of cars and ship them?
- Mr. Day: We would like to stick to 85 to stay within the code. The applicant wanted more but I told him to stick with 85.
- Mr. Horan: For the board, this history on this site has gone back. Is there a septic fill back there?
- Mr. Day: Yes, it's right in this area back here. We actually located it this past spring and we excavated it and as part of Board of Health it is shown.

- Mr. Horan: That's how that portion of the property got filled in when there was an approval to put a septic back there. The filling was done prior to it being the DEC wetlands. Most of the fill on this property is prior to its designation as a wetland. As far as the 100 feet buffer being there arguably the fill of the property pre-dated.
- Mr. Malafronte: They exceeded the requirement before and nobody wanted to address it then they made it gravel and everybody accepted the gravel and then the porter potties are in there.
- Mr. Horan: There probably were some extensions but the original site plan was to put a septic there.
- Mr. Valdati: Can one pave and park over septic fills?
- Mr. Hobday: Septic fills are design for that purpose and it has to be strong enough to withstand. If it was designed for that, yes you can but if it was not design for that, you won't. It depends on the original design.
- Mr. Valdati: Having heard that I think the board should require some engineering on the septic piece to see that it satisfies this requirement.
- Mr. Horan: Mark, you said you had done some work out there. What was the outcome?
- Mr. Day: The system we believe was designed by Dick Barger back in the 70s. It's always been on this site and it's always been driven over. It's a heavy duty perforated pipe so in my opinion, yes it definitely withstood the test of time. The pipe that's there has a very thick wall.
- Mr. Horan: The history on the site has been used as a lumber yard so it's been driven over. There's no intention of paving it.
- Ms. Visconti: If you have been utilizing the site all these years and it hasn't collapse so it should be fine.
- Mr. Flower: As long as it's shown on the plan.
- Mr. Day: We will put it there.

Architectural Review:

16-3346 Hudson Valley Lighting: To discuss the removal and replacement of existing concrete stairs and walkways in kind and integrate handicap access into new landscaping up to renovated main building entrance. 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: Keith Scofield – Architect

Mr. Scofield: Good evening, Keith Scofield from Liscum, McCormack, VanVoorhis Architects representing Hudson Valley Lighting. What I'm here to talk about today is the Hudson Valley Lighting project. I know a series of changes to the façade have been before you. We would like to change the existing stairs and walkway that comes up from the building and replace them in kind except introducing landscaping. We will also be adding a pathway from the main walk surface to meet egress and entrance for handicap accessibility.

Mr. Scofield continues to give a review of the project.

Ms. Visconti: Aren't we supposed to have some type of handicap ramp?

Mr. Scofield: That's what this is.

Mr. Valdati: Does this comply with the American Disability Acts?

Mr. Scofield: Yes, it does.

Mr. Malafronte: Are you suggesting taking out all of the columns in the front?

Mr. Scofield: No. They are all there. This portion was approved at previous meetings. The existing column that's there now is hidden. It's more of an entry frame that gives you an appearance.

Mr. Malafronte: You are going to landscape all the way down to the handicap access?

Mr. Scofield: Yes.

Conversation continues.

Ms.Visconti: I think it looks very pretty.

Mr. Valdati: Any other comments from the board?

Ms. Visconti: Does he need to make a resubmission?

Mrs. Roberti: No. This is an Architectural Review.

Ms. Visconti: Do we need a resolution?

Mrs. Roberti: No, you just have to do it by roll call vote and the architectural becomes the resolution.

Mr. Flower: **Motion to approve the Architectural Review.**

Ms. Visconti: Second the Motion.

Roll Call Vote:

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| Mr. Malafronte | YES |
| Mr. Marinaccio | YES |
| Ms. Visconti | YES |
| Mr. Flower | YES |
| Mr. Valdati | YES |

New & Old Business:

TEG

Discuss on TEG's proposal for a three section drive-up entrance signage.

Ms. Visconti: **Motion to authorize Mrs. Roberti (Zoning Administrator) to issue sign permit.**

Mr. Flower: Second the Motion.

Vote: All present voted Aye.

Ms. Visconti: **Motion to adjourn.**

Mr. Flower: Second the Motion.

Vote: All present voted Aye.

Adjourned:

8:00 pm

Respectfully Submitted
Bea Ogunti

Secretary
Planning Board / Zoning Board of Appeals