

MINUTES

Town of Wappinger Planning Board
July 1, 2019
Time: 7:00 PM

Town Hall
20 Middlebush Road
Wappingers Falls, NY

Summarized Minutes

Members:

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

Others Present:

Mr. Horan	Town Attorney
Mr. Setaro	Town Engineer
Mr. Stolman	Town Planner
Mrs. Roberti	Zoning Administrator
Mrs. Ogunti	Secretary

SUMMARY

Adjourned Public Hearing:

Zammiello 2-lot Subdivision	Preliminary & Final Resolution approved as amended
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Discussion:

Red Cedar Arborists & Landscapers	Resolution approved as amended
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Extension:

Myers Corners Landing Subdivision	Two 90-days extension granted
Eduardo Lauria Luxury Apartments	Six (6) month extension granted

Miscellaneous:

PDF vs. Paper	Split vote
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Mr. Valdati: **Motion to accept the Minutes from June 3, 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) (Public Hearing: May 21, 2018, Adjourned: June 18, July 16, September 5, October 1, December 3, 2018 and March 4, 2019) (PH opened April 15, 2019) (PH adjourned to May 20, 2019) (PH adjourned to June 3, 2019) (PH adjourned to July 1, 2019)

Present: Mike Gillespie – Engineer
Guy Caffrey – Applicant

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

Mr. Gillespie: Good evening. Mike Gillespie of M. Gillespie & Associates. We are here for an adjourned public hearing. At the last meeting the Board accommodated us to be able to be slated for this meeting in lieu of the August meeting. We have notified the neighbors so that's why we are here. The big issue on the job is the access bue we got some information back from the County. They have approved the driveway and they asked that we show the driveway from where it was proposed to what is on the lot. The plan in front of you reflects that change and we got that information back to the County. I got that last week and I forwarded today. They are going to issue a formal letter in an email chain indicating they approved those two driveway permits.

Mr. Flower: Since this is an adjourned public hearing we want to make sure there's no one who would like to speak this evening.

Mr. Valdati: **Motion to close the Public Hearing.**
Mr. Pesce: Second the Motion.
Vote: All present voted Aye.

Mr. Flower: You obviously received the resolution.

- Mr. Gillespie: Yes.
- Mr. Stolman: I just noticed the need for a very minor tweak on Page 2. The public hearing date for tonight wasn't mentioned it should be May 20th, June 3rd and July 1, 2019.
- Mr. Flower: So you are going to update it with today's date.
- Mr. Stolman: Yes.
- Mr. Flower: So that's the only change?
- Mr. Stolman: Yes, the only change.
- Mr. Flower: Are there any other comments?
- Mr. Horan: The comment back from County DPW was that the prior driveway is to be abandoned.
- Mr. Gillespie: We were going to put a notation on the plan. Going way back there was a small farm access road which is hardly noticeable.
- Mr. Horan: Okay, and was that where the driveway was on the prior subdivision?
- Mr. Gillespie: No, that was always there and there's no notation on that map.
- Mr. Stolman: The resolution can require that.
- Mr. Horan: If the note isn't there already.
- Mr. Gillespie: The County requested that.
- Mr. Horan: It was unclear to me that the County had previously approved the driveway and is now saying no good.
- Mr. Gillespie: It was never a formal driveway.
- Mr. Flower: David, are you good with that?
- Mr. Stolman: Yes, we will add Item 6 (g) which will essentially say that the plat shall indicate that the existing driveway shall be abandoned.

Mr. Flower: At this point I will entertain a motion to approve the preliminary and final subdivision as amended.

Mr. Pesce: Motion to approve the Preliminary & Final Subdivision as amended.

Mr. Peratikos: Second the Motion.

Vote: All present voted Aye.

Discussion:

18-3403 Red Cedar Arborists & Landscapers, Inc. Contractor Yard: To vote on a resolution on 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 HD 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) (Lead Agency January 31, 2019) (Public Hearing opened & closed March 18, 2019) (Neg. Dec. May 6, 2019)

Present: Steve Relyea – Applicant

Mr. Relyea: Hi, I'm Steve Relyea.

Mr. Flower: Steve, did you receive the resolution from the Planner?

Mr. Relyea: Yes, I did.

Mr. Stolman: There were two things.

Mr. Flower: You want to go over those items.

Mr. Stolman: On top of Page 4 where it talks about labeling the freestanding sign, you will need the elevation drawing that shows the sign to be painted on the building and submitted to the Planning Board. There will be a condition that would basically say that if required by the Building Department the applicant would need to provide an as built drawing or survey of the site prior to a CO.

Mr. Flower: So those two items will be amended. Steve, do you have any objections to that?

Mr. Relyea: I have no objections.

Mr. Flower: I will now entertain a motion to approve the resolution as amended.

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

Extension:

16-5179 Myers Corners Landing Subdivision: Seeking their second two 90-day extensions on a final subdivision approval on an application on a total of 6.10 acres on two parcels in an R-20 Zoning District. The Dutchess County Department of Health has found the plan acceptable and approval will be granted upon receipt of documentation from the Town of Wappinger indicating the permitted connection to the water and wastewater systems. If grant, this extension would begin on July 10, 2019 through October 9, 2019. 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) (Final subdivision approved July 16, 2018)

Mr. Valdati: **Motion to grant two 90-day Extensions.**
Mr. Pesce: Second the Motion.
Vote: All present voted Aye.

15-3338 – Eduardo Lauria Luxury Apartments: Seeking their first six (6) month extension on a site plan application to construct a 13,200 sf. building consisting of residential units and 450 sf. of commercial space on 1.10 acres in an HB Zoning District. The applicant is requesting this extension to allow time while working with the Town Engineer and Town Supervisor to extend adjoining property owners into the existing water and sewer services. This extension, if granted, it would retroactively begin on April 9, 2019 through October 8, 2019. The property is located at **102 Old Post Road** and is identified as **Tax Grid No. 6157-04-625489** in the Town of Wappinger. (Approved November 7, 2016) (Paggi)

Mr. Pesce: **Motion to grant a six (6) month Extension.**
Mr. Peratikos: Second the Motion.
Vote: All present voted Aye.

Miscellaneous:

PDF vs. Paper

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

Adjourned: 7:48 pm

Respectfully submitted,
Bea Ogunti, Secretary
Town of Wappinger Planning Board