

MEMBERS PRESENT

Brian Callahan
Tom Chang
Mary Hendricks, Alternate
Thomas J. Knips, Chairman
Sheila Lahey, Vice Chair
Robert Rahemba
David Stenger

MEMBERS ABSENT

Peg Birney

OTHER PRESENT

John V. Andrews, Jr., P.E., Town Engineer
John A. Morabito, Town Planning Consultant
Scott L. Volkman, Esq, Town Planning Board Attorney
Joel Petrus, Town Building Inspector
Joseph Minuta, Architect for Blue Seal Feeds - Minuta Architects
Enrico Scarda, Applicant for Manor Estates at Fishkill
Dominic Cordisco, Esq. for Manor Estates at Fishkill
Mark A. Day, P.E. for Manor Estates of Fishkill
William H. Povall III, P.E. for Lori Joseph Builders Subdivision & 10 Old Route 9 West Retail/Restaurant - Povall Engineering, PLLC
John O'Rourke, P.E., for Westage Medical Buildings & The Views at Rocky Glen - Lanc & Tully
Spruile Braden, Chief Operating Office for Westage Medical Buildings - Westage Companies
Ted A. Petrillo, Principal for Westage Medical Buildings - Westage Companies
Reg Walters, Senior Project Manager - The Chazen Companies for Rhinebeck Savings Bank
Dennis E. Walden, L.S. for Iraj & Diane Assefi Subdivision
Steve Burns for Lands of Blake and Lands of Korby Subdivision - Richard G. Barger P.E.
Daniel Simone, Vice President for Waterfront @ Fishkill Phase VI B.1 - Stadium Plaza
Mel J. Grillo - Kirchoff Properties for Waterfront @ Fishkill Phase VI B.1 - Stadium Plaza
Larry Regan for the Views at Rocky Glen - Regan Development
Larry Wolinsky, Esq. for the Views at Rocky Glen
Mario Salpeppi for the Views at Rocky Glen - A.J. Capolla Architects
Peter Galotti for Van Wyck Mews - Toll Brothers, Inc.

The meeting was called to order by Thomas J. Knips, Chairman at 7:05 p.m. Mr. Knips appointed Mrs. Hendricks to fill in for Mrs. Birney this evening.

NOVEMBER 8, 2007 PLANNING BOARD MEETING MINUTES

Mr. Stenger made a motion to adopt the November 8, 2007 Planning Board Meeting Minutes as amended. Seconded by Mr. Callahan. Motion carried.

REQUEST FOR EXTENSION
LANDS OF SCARPELLI - SUBDIVISION

Mr. Andrews stated that a NYSDOT Highway Work Permit has been applied for by the applicant and they are in the process of obtaining the permit. Mr. Andrews recommended that the Board grant the ninety (90) day extension of the Resolution of Preliminary Approval as requested.

Mr. Rahemba made a motion that the Board grant the ninety (90) day extension of the Resolution of Preliminary Approval. Seconded by Mrs. Hendricks. Motion carried.

REQUEST FOR READOPTION
LANDWORKS, LLC - SITE DEVELOPMENT PLAN

Mr. Andrews stated that the applicant is working on obtaining their NYS Department of Health Approval and that the applicant inadvertently let his approval expire. Mr. Andrews recommended that the Board readopt the Resolution of Preliminary Approval.

Mrs. Lahey made a motion that the Board readopt the Resolution of Preliminary Approval. Seconded by Mr. Stenger. Motion carried.

DISCUSSION
BLUE SEAL FEEDS

Mr. Andrews reviewed his memorandum to the Board dated January 10, 2008; a copy of this memorandum is attached to the original minutes.

Mr. Stenger made a motion that a letter be prepared by Mr. Andrews and signed by the Chairman authorizing Blue Seal Feeds to apply for a building permit to construct a 10' wide x 12' long forklift ramp and a 8' x 12' new overhead door opening at the front of the existing building. Seconded by Mr. Rahemba. Motion carried.

NEW SUBMITTAL
MANOR ESTATES AT FISHKILL - SITE DEVELOPMENT PLAN

Mr. Cordisco stated he is the attorney for this proposal. Mr. Andrews stated the Applicant was before the Board a year ago for a concept discussion only and a formal application was not made until this evening.

Mr. Day stated that he is the engineer for this project. Mr. Day stated the project consists of 28 acres of site development with internal roadways. They plan to construct 202 total dwelling units. 126 of the units will be townhouses and the balance of the units will be apartments. A recreation center, pool, tennis courts, bocce ball courts and putting green are included as pertinent site improvements. Mr. Day stated that the parcels for this proposal are located on the west side of Jackson Street, south of Baxtertown Road, consist of 66 total acres and are in the RMF-5 Zoning District. Mr. Day stated that the buildings would be two (2) story buildings.

NEW SUBMITTAL
MANOR ESTATES AT FISHKILL - SITE DEVELOPMENT PLAN
(CONTINUED)

Mr. Day stated that they have retained the services of John Collins for the traffic study and have retained the services of a biologist to do the necessary studies and that will be retaining the services of an archeologist as well.

Mr. Day stated that they are proposing an entrance off Jackson Street, one out to Baxtertown and a the second access on Jackson Street, these will serve the apartments. There are actually three (3) entrances on the town roads that this site would use to gain access to the project.

Mrs. Hendricks asked the acreage of the wetlands and what the actual acreage is that would be built on. Mr. Day stated that the development is on 28 acres; the remaining acreage is wetlands and that they are not proposing anything in the wetlands; possibly utilities may be required but permits will be obtained if they are necessary.

Mr. Day stated that the total acreage of the parcel is 66 and they will only be constructing on 28 acres that are not in the wetlands. Mr. Day stated that there were five (5) parcels that were put together to create this one site.

Mr. Stenger asked if the water and sewer was within the Village of Fishkill; Mr. Day stated yes that is correct.

Mr. Andrews suggested that this application be referred to the Town Board, the Village Board of Trustees and the Town Attorney in addition to those listed on the agenda this evening.

Mr. Stenger made a motion that the Board accept the application and refer it to the Town Engineer, Town Planning Consultant, Town Planning Board Attorney, Town Building Inspector, Town Environmental Advisory Board, Village of Fishkill Planning Board, Village Board of Trustees, Town Attorney, Dutchess County Department of Planning & Development, Dutchess County Department of Public Works, New York State Department of Environmental Conservation and the Rombout Fire District for their review and comments. Seconded by Mrs. Lahey. Motion carried.

NEW SUBMITTAL
LORI JOSEPH BUILDERS - SUBDIVISION

Mr. Povall stated that Mr. Joseph, the applicant for this proposal, is seeking approval to subdivide a parcel totaling 2.17 acres into two (2) lots. Mr. Povall stated that Lot 1 shall consist of 0.94 ± acres, contains an existing house that shall remain and Lot 2 shall consist of 1.23 ± acres. Mr. Povall stated that the parcel for this proposal is located at 27 Castle Point Road in the R-40 Zoning District.

Mr. Knips asked if a completed application, EAF, application fee and escrow deposit have been received; Ms. Davis stated yes.

NEW SUBMITTAL
LORI JOSEPH BUILDERS - SUBDIVISION
(CONTINUED)

Mr. Stenger made a motion that the Board accept the application and refer it to the Town Engineer, Town Planning Consultant, Town Planning Board Attorney, Town Highway Superintendent and the Chelsea Fire District for their review and comment. Seconded by Mrs. Lahey. Motion carried.

NEW SUBMITTAL
WESTAGE MEDICAL BUILDINGS - AMENDED SITE DEVELOPMENT PLAN

Mr. O'Rourke stated that Mr. Petrillo, the applicant for this proposal, is seeking to amend the existing Site Development Plan approval to construct a 25,000 ± S.F. addition to the existing building. Mr. O'Rourke stated that the parcel for this proposal is located at 200 Westage Business Center Drive, in the PSC (Planning Shopping Center) Zoning District and consists of 13.87 acres.

Mr. Knips asked what the use is for the addition. Mr. O'Rourke stated that it would be used for medical offices.

Mr. Knips asked if a completed application, EAF, application fee and escrow deposit have been received; Ms. Davis stated yes.

Mr. Stenger made a motion that the Board accept the application and refer it to the Town Engineer, Town Planning Consultant, Dutchess County Department of Planning & Development and the Rombout Fire District for their review and comment. Seconded by Mrs. Lahey. Motion carried.

PUBLIC HEARING
RHINEBECK SAVINGS BANK - SITE DEVELOPMENT PLAN

The preliminary public hearing was called to order by the Board at 7:30 p.m. Mr. Knips read aloud the Notice of Public Hearing.

Mr. Walters stated that he is the Senior Project Manager for this project. Mr. Walters stated that the applicant is seeking Preliminary Site Development Plan approval to construct a 3,400 SF bank including all pertinent site improvements. Mr. Walters stated that the parcels for this proposal are located at Route 9D & Pappas Lane (1472 & 1478 Route 9D), in GB (General Business) Zoning District and consist of 1.98 acres. Mr. Walters stated that currently on the site, there are existing buildings in poor condition and these will be demolished as part of this application. Mr. Walters stated that they have a conceptual approval from NYSDOT. Mr. Walters stated that he has worked with this Board over several months to devise this latest proposal.

Mr. Knips asked if there were any comments, questions or concerns regarding this project.

FINAL

PUBLIC HEARING
RHINEBECK SAVINGS BANK - SITE DEVELOPMENT PLAN
(CONTINUED)

Ms. Wright stated that she represents the Beulah Baptist Church and that they welcome the construction of the bank. Ms. Wright stated that the church is concerned as it has a drainage and flood problem. Ms. Wright stated that the church has been told by their contractors that that this project would flood their property even more. Mr. Wright stated that the church has been here for 55 years and they have been told that the pipes are rotten and are not strong enough to support any additional construction.

Mrs. Hendricks asked if the property is flooded. Ms. Wright stated yes; the property and the church's basement does flood. Mr. Andrews stated that there is a catch basin system that crosses Route 9D and there is a dedicated pipe that runs through the Stadium Plaza parking lot. Mr. Andrews stated that because of the topography, the lowest point is in the back of the Beulah Baptist Church. Mr. Andrews stated that the pipes at the Dutchess Stadium and the Stadium Plaza are new pipes. Mr. Andrews stated flooding is an issue and has been an issue. Mr. Andrews stated that from what the bank is doing by eliminating pavement, structures and houses and mitigating their stormwater the calculations, indicate that they are not going to make the problem worse because of this development.

Mr. Andrews stated that the back part of the Beulah Baptist Church property is low and it is an existing condition and does not have a ready solution. Mr. Andrews stated that based on the calculations furnished by the applicant if they made no change today the issue is not going to get any worse and should stay neutral. Mr. Andrews stated that most of the water from Dutchess Stadium does get pulled away but the issue of the church property flooding is an issue and has existed for a while. Mr. Knips stated that based on what the bank's plans show that there is an on site detention facility. Mr. Andrews stated that is correct.

Ms. Wright stated she would like someone to come to the church site just to see what happens when it rains. Mr. Knips stated that they are not town roads and are private roads here and that the responsibility for the drainage on the private roads is the responsibility of the private road owners. Mr. Andrews stated that he would suspect that the land owner/road owner is the only one that can make modifications to the drainage system in the area that is being requested by Ms. Wright. Mr. Andrews stated that Ms. Wright may call Ms. Davis to set up a visit with both him and Mr. Petrus but to please understand that the Town is limited as to what it can do. Mr. Andrews stated that the water lines are new and went in last summer and that the Town is responsible for them, but the drainage pipes belong to the property owner and are the property owner's responsibility.

Mr. Knips asked if there were any additional comments, questions, or concerns regarding this project. There were no additional

Mr. Stenger made a motion to close the public hearing at 7:50 p.m. Seconded by Mrs. Lahey. Motion carried.

REVIEW
IRAJ & DIANE ASSEFI - SUBDIVISION

Mr. Morabito reviewed the Negative Declaration.

Mr. Stenger made a motion that the Board adopt the Negative Declaration. Seconded by Mrs. Hendricks. Motion carried.

Mr. Morabito reviewed the Resolution of Preliminary Approval. Mr. Morabito indicated that the adoption date for the Negative Declaration shall be entered into this resolution.

Mr. Knips stated that Mr. Volkman was asked if the fact that the public hearing notice indicated the incorrect number of lots if the Board could in fact render an approval at their next meeting. Mr. Volkman stated that the project was revised in accordance with the Board's and its consultant's comments so the Notice of Public Hearing is adequate and if the Board chooses they can always hold a final public hearing on this proposal.

Mr. Stenger made a motion that the Board adopt the Resolution of Preliminary Approval as amended during the course of discussion and that the Chairman sign it when it is ready. Seconded by Mr. Rahemba. Motion carried.

REVIEW
10 OLD ROUTE 9 WEST - RETAIL/RESTAURANT - SITE DEVELOPMENT PLAN

Mr. Povall stated that he is here on behalf of Mr. Ross to take a look at revisions to the parking lot. Mr. Povall stated that as part of the original approval a condition was included indicating that an easement/agreement had to be completed between Mr. Ross and the owners of Splashdown. Mr. Povall stated that Mr. Ross would like to eliminate that access now, as negotiations were unsuccessful.

Mr. Andrews stated that he did meet on the site with Mr. Povall and the Town Highway Superintendent. Mr. Andrews reviewed his memorandum to the Board dated January 3, 2008; a copy of this memorandum is attached to the original minutes.

Mr. Morabito reviewed his memorandum to the Board dated January 10, 2008; a copy of this memorandum is attached to the original minutes.

Mr. Knips stated asked how many trees would be required as per Mr. Morabito's memorandum. Mr. Andrews stated you would lose 2 to 2 ½ parking spaces to gain two (2) additional trees. Mr. Andrews stated that the Board needs to remember that we are gaining green space across the street. Mr. Andrews stated that the site is 90% rock. Mr. Andrews stated that Mr. Morabito's comment is valid but the practical reality here is that it is going to be difficult to get trees to grow here. Mr. Andrews stated that there is a stockade fence here that is going to remain. Mr. Morabito stated he does not want to amend the parking lot in any way but is concerned how the proposed trees are going to survive.

REVIEW
10 OLD ROUTE 9 WEST - RETAIL/RESTAURANT - SITE DEVELOPMENT PLAN
(CONTINUED)

Mr. Andrews stated that the change to the parking area makes sense. Obviously, it is not what the Board originally approved but he believes this proposal is almost better than the original one that was proposed for the parking lots.

Mr. Andrews stated that there is plenty of opportunity to dress up the landscaping in the front of the building.

Mr. Stenger made a motion to that the Board accept the parking modifications as proposed. Seconded by Mr. Rahemba. Motion carried.

Mr. Stenger made a motion that once the revised site plans are submitted that a draft Amended Resolution of Approval be prepared. Seconded by Mr. Rahemba. Motion carried.

REVIEW
RHINEBECK SAVINGS BANK - SITE DEVELOPMENT PLAN

Mr. Andrews stated that the Board will recall very early on that we received a referral response letter from Dutchess County Department of Planning and Development. Mr. Andrews stated that that they asked the Board to examine certain alternatives. Mr. Andrews stated that there was a tremendous amount of give and take between this Board and the applicant to reach the current layout. Mr. Andrews stated that they never issued another comment memo regarding the current layout. Mr. Andrews stated that the Board must have a majority plus one vote and include the reasoning for their decision in the Resolution of Preliminary Approval. Mr. Andrews stated that he will go through his draft language and the applicant will need to agree with it and it will be incorporated into the Resolution of Preliminary Approval.

Mr. Knips stated that the applicant did meet with Dutchess County Department of Planning & Development on several occasions. Mr. Andrews stated yes but they did not issue a new comment letter.

Mr. Andrews reviewed the Resolution of Preliminary Approval.

Mr. Knips suggested additional that additional language be added to the resolution to include the site visit and the results of it.

Mr. Walters stated that it was the County's recommendation that the Board consider their comments.

Mrs. Lahey suggested softening the words "will not" follow the county's recommendations. Mr. Andrews stated he will revise the wording to soften it.

REVIEW
RHINEBECK SAVINGS BANK - SITE DEVELOPMENT PLAN
(CONTINUED)

Mr. Knips suggested that the concern brought up at the public hearing this evening regarding drainage be included in the Resolution of Preliminary Approval.

Mr. Walters stated that the demolition contractor was instructed that he needs to obtain the Planning Board's permission to obtain a demolition permit. Mr. Andrews stated that this is purely the purview of the Building Department and not the Planning Board; Mr. Petrus agreed with Mr. Andrews.

Mr. Walters stated that he agreed to the modifications that were made to the Resolution of Preliminary Approval.

Mr. Andrews stated that he will revise the resolutions and have both Mr. Morabito and Mr. Walters agree that it is acceptable before finalizing it for the Chairman's signature.

Mr. Stenger made a motion that the Board adopt the resolution as amended during the course of discussion this evening and that the Chairman sign it when it is ready. Seconded by Mr. Rahemba.

Mr. Rahemba suggested that a roll call vote be taken per the county's comments.

Peg Birney	<u>Absent</u>
Brian Callahan	<u>Aye</u>
Tom Chang	<u>Aye</u>
Mary Hendricks	<u>Aye</u>
Thomas J. Knips, Chairman	<u>Aye</u>
Sheila Lahey, Vice Chair	<u>Aye</u>
Robert Rahemba	<u>Aye</u>
David Stenger	<u>Aye</u>

Motion carried.

REVIEW
LANDS OF BLAKE - SUBDIVISION

Mr. Stenger recused himself and left the meeting room.

Mr. Andrews stated the conditions on the Resolution of Preliminary Approval have been satisfied and therefore he recommends that the Board entertain the applicant's request for final approval.

REVIEW

FINAL

LANDS OF BLAKE - SUBDIVISION
(CONTINUED)

Mr. Andrews suggested that the Board draft a Resolution of Final Approval for review at the January 24, 2008 Planning Board meeting. So moved by Mr. Rahemba. Seconded by Mrs. Lahey. Mr. Stenger abstained. Motion carried.

REVIEW
ERKKI KORBY - SUBDIVISION

Mr. Andrews suggested that the Board the Board draft a Resolution of Final Approval for review at the January 24, 2008 Planning Board meeting. So moved by Mrs. Lahey. Seconded by Mr. Rahemba. Motion carried.

REVIEW
WATERFRONT @ FISHKILL - PHASE VI B.1 - STADIUM PLAZA - SITE DEVELOPMENT PLAN

Mr. Knips stated that he is recusing himself from this discussion, appointed Mrs. Lahey, Acting Chairman and left the meeting room.

Mr. Andrews reviewed his memorandum to the Board dated January 10, 2008; a copy of this memorandum is attached to the original minutes.

Mr. Morabito reviewed his memorandum to the Board dated January 10, 2008; a copy of this memorandum is attached to the original minutes.

Mr. Grillo stated that Rite Aid developed this particular type of building and they call it the New England style building and with all due respect to the consultants he believes this building does complement the retail plaza.

Mr. Andrews stated that this area was an old brickworks years ago and that is why the older style brick was chosen for the Stadium Plaza. Mr. Andrews stated that the entire Waterfront at Fishkill development has been based on the historic nature of the site and these types of architectural elements need to be worked into this proposed building. Mr. Grillo stated that he is sure that Rite Aid would consider adding brick elements to the building.

Mr. Stenger asked where the majority of traffic is coming from for the drive-thrus. Mr. Simone stated he would assume that the main entrance will be the most heavily traveled entrance to the drive-thrus. Mr. Stenger stated that it still concerns him that you have to go through the parking lot to get to the drive-thrus. Mr. Simone stated that even a location along the back of the building for the drive-thru would necessitate a u-turn. Mr. Grillo stated that the pharmacy section is located within the rear of the building so the drive-thru portion outside the building is adjacent to the pharmacy station that will be inside the building. Mr. Stenger stated that he understands that but if you came in from the other road you could avoid driving through the parking area to get to the drive-thrus.

FINAL

REVIEW
WATERFRONT @ FISHKILL - PHASE VI B.1 - STADIUM PLAZA - SITE DEVELOPMENT PLAN
(CONTINUED)

Mr. Knips stated that the Board did request information as why two (2) drive-thrus are warranted at this location. Mr. Grillo stated that he does not have an answer as to the two (2) drive-thru reasoning. Mrs. Lahey asked if you happen to pull up to the wrong window what would you do. Mr. Grillo stated that you would have to come around again to the right drive-thru. Mrs. Lahey agreed with Mr. Stenger's suggestion. Mr. Stenger stated that he agrees with Mr. Simone that the building should stay where it is and so should the parking area as a future building will be there and they will need the parking.

Mr. Stenger stated that he believes the architecture is sub-standard at best and that this Board worked very hard with Mr. Simone on the Stadium Plaza and the Chelsea Fire House. Mr. Stenger that maybe something can be done to break up the roof line. Mr. Stenger asked if the roof line will hang over the sidewalks. Mr. Grillo stated that he believes it comes out just above. Mr. Stenger stated that maybe some more detail should be added here. Mr. Rahemba agreed with Mr. Stenger and stated that the Board did spend a lot of time on Stadium Plaza. Mr. Grillo stated that Rite Aid is an important client and he will certainly bring back the Board's comments to them to assist them in revising the architectural for this building.

Mr. Simone stated that the master signage plan that was approved by the Board only showed the two (2) buildings and understands the Board's concern that the signage for this project match.

Mrs. Hendricks stated that she personally finds the façade to flat and it looks like a warehouse rather than a pharmacy. Mrs. Hendricks stated she is concerned that nothing covers the main entrance in the event of inclement weather. Mrs. Hendricks stated she is concerned that there is no landscaping along the building. Mrs. Hendricks stated that when you look at Stadium Plaza aesthetically it pleases the eye as it contains landscaping in the front.

Mr. Stenger stated that the brick looks terrible at the bottom of the building; it is boring and looks like a warehouse. Mr. Stenger stated the building needs more detail.

Mr. Andrews suggested that Mr. Grillo take a look at the Mid Hudson Medical Center, as there are architectural elements that were introduced to bring depth to the building. Mr. Andrews stated that the Board is suggesting that this building reads flat and that it needs depth.

Mrs. Lahey asked Mr. Simone if he met with Dutchess County Department of Planning and Development. Mr. Simone stated no, not yet but he will do so after he meets with Rite Aid again.

Mrs. Hendricks asked who will be responsible for maintaining the landscaping after the project is completed. Mr. Simone stated Stadium Plaza will be responsible for maintaining the landscaping. Mr. Simone stated that they have actually installed a sprinkler system for the landscaping.

Mr. Grillo stated that he will go back to Rite Aid, his client and will review the Board's comments with them and resubmit revised plans when they are completed.

FINAL

REVIEW
THE VIEWS AT ROCKY GLEN - SITE DEVELOPMENT PLAN

Mr. Wolinsky stated that the Board held its final public hearing on this project on November 8, 2007 and did close the public hearing the same evening.

Mr. Andrews stated that they have received an initial review from the Dutchess County Department of Health and that most of their comments are technical details. Mr. Andrews stated that there are no showstoppers with NYSDOT.

Mr. Andrews stated these are all internal private roads and the speed limit will be 20 MPH and consequently because they are parking lots the designs used small vertical curves and they do meet the requirements for the 20 MPH speed limit. Mr. Andrews recommended that a waiver for these curves if granted by this Board be included in the Resolution of Final Approval.

Mr. Andrews stated that he doesn't see any compelling reason for the Board not to consider a Resolution of Final Approval for this project.

Mr. Knips asked Mr. Regan if he was able to work with NYS regarding the laundry rooms. Mr. Regan stated they were able to work with NYS regarding the laundry rooms and they agreed.

Mr. Stenger asked the Board what their decision is regarding the basketball court. Mr. Andrews stated that technically every development that caters to children comes back for an approval for a basketball court. It was the consensus of the Board that the basketball court should remain on the site.

Mr. Knips asked if we have had any feedback from any other developments regarding fencing in the court. Mr. Andrews stated that the problem with the proposed fence is that it is more than 6' but if they went with the 6' code requirement he has no problem with it.

Mr. Stenger made a motion that the Board accept the installation of the basketball court and that the fence be eliminated. Seconded by Mrs. Lahey. Motion carried.

Mr. Knips asked about the dumpster enclosures. Mr. O'Rourke stated they are proposing a vinyl gated vinyl dumpster enclosures. Mr. Andrews stated that typically the Board has used masonry, gated dumpster enclosure. Mr. Andrews stated both McDonald's and the HV Credit Union does have vinyl gated dumpster enclosures.

Mr. Stenger made a motion that a draft Resolution of Final Approval be prepared for review at the January 24, 2008 Planning Board meeting. Seconded by Mr. Rahemba. Motion carried.

REVIEW
VAN WYCK MEWS - SUBDIVISION & RESUBDIVISION

Mr. Andrews stated that the Board will recall that this is the last piece of property on Merritt Boulevard and is the condominium project.

FINAL

REVIEW
VAN WYCK MEWS - SUBDIVISION & RESUBDIVISION
(CONTINUED)

Mr. Andrews stated that back in September of 2006 the Board adopted a Resolution of Preliminary and Final Approval as amended during the course of discussion subject to certain language agreements. Mr. Andrews stated that these agreements never were worked out so the resolution was never amended nor was it signed.

Mr. Andrews stated that the major condition was language pertaining to the property for the Wappingers Central School District that has now been resolved. Mr. Andrews stated that they have agreed in concept that Toll Brothers will give title to the property to the Town and that they will convey the property and this property may be a school some type of school office building and will not be a bus garage. Mr. Andrews stated that Toll Brothers has also come to an agreement with MBM Companies that was another condition of the resolution.

Mr. Andrews stated that there has been a modification in the condominium filing, as they needed separate pieces of property to satisfy Dutchess County so that the Van Wyck Mews parcels have now been divided into four (4) parcels, which relates to a phase or element of the condominium project.

Mr. Andrews stated that the current subdivision plat now reflects everything. Mr. Andrews suggested that the Board accept the subdivision in its current form, schedule a final public hearing at the next meeting on January 24, 2008 Planning Board meeting and authorize the preparation of a Resolution of Preliminary and Final Approval for review at the January 24, 2008 Planning Board So moved by Mr. Stenger. Seconded by Mrs. Lahey. Motion carried.

Mr. Stenger made a motion to close the meeting at 9:45 p.m. Seconded by Mrs. Lahey. Motion carried.

Respectfully submitted,
Debbie Davis
Planning Board Secretary

Attachments

FINAL