

Town of Washington
Planning Board
January 6, 2009

The monthly meeting and public hearing of the Town of Washington Planning Board was held on January 6, 2009, at the Town Hall, 10 Reservoir Drive, Millbrook, New York.

Members Present: Chairman, Thomas Beaumont, Robert Alley, Stephen Lynch, Josh Mackey, Matthew Rochfort, James Shequine, Consultant, Neil Wilson. Absent: Donald Hanson.

The meeting was called to order by Chairman, Beaumont at 7:30 P.M., read the meeting's agenda.

The application request of Senkbeil Site Plan (Angela Senkbeil) 116 Killearn Road is for approval to allow completion of a sun room. The property is zoned RR 10.

Mrs. Angela Senkbeil appeared before the board.

Review of the Site Plan and application materials followed by Mrs. Senkbeil, the board, and consultant Wilson.

A motion to waive a public hearing, accept the Zoning Board of Appeals Ruling, and grant Site Plan Approval to the Senkbeil application was made by board member Lynch, and seconded by board member Alley. 6 ayes, 1 absent.

The application request of Hade Site Plan and Special Permit (Brian Hade) 127 Jameson Hill Road, Clinton Corners, Town of Washington is for approval for the remodel of the existing one story garage to use as a one bedroom apartment. The property is zoned R2.

Applicant, Brian Hade and Harry Bird, P.E., Harry J. Bird & Associates, Poughkeepsie, New York appeared before the board.

Review of the Site Plan by Mr. Bird, the board and consultant Wilson followed.

Mr. Hade presented a document confirming that the renovated building was in existence prior to 1989.

Mr. Bird said that the septic system has been designed and is in the process of being installed; the well and septic location have been shown on the final plat. Mr. Bird related that the well is an existing well with the capacity for a very good yield.

A motion to open the Hade public hearing was made by board member Rochfort, and seconded by board member Alley. 6 ayes, 1 absent.

There were no comments from the public.

A motion to close the Hade public hearing was made by board member Shequene, and seconded by board member Alley. 6 ayes, 1 absent.

A motion to issue the Hade Site Plan and Special Permit A Negative Declaration Finding of No Significant Impact to the Environment was made by board member Lynch, and seconded by board member Rochfort. 6 ayes, 1 absent.

A motion to grant the Hade application Site Plan and Special Permit Approval was made by board member Rochfort, and seconded by board member Alley. 6 ayes, 1 absent.

Fee Status: paid

The application request of Mabbettsville Market Site Plan and Special Permit (L. Associates LLC) 3809 Route 44, Mabbettsville is for the proposed use to operate a mixed use facility for a “country” food market. The property is zoned HM, AQ.

Mr. Russell Sarachek and Attorney Paul M. Quartararo, Quartararo & Quartararo, PLLC, Fishkill, NY appeared before the board.

Board member Mackey is recused from review and vote of this application.

A diagram of the second floor that identifies the uses of the spaces, retail vs no retail space, was submitted by Mr. Sarachek requested by the board at the December ‘08 meeting.

Chairman Beaumont said that response from Dutchess County Department of Planning and Development was received that states the “Matter is of Local Concern.”

The board requested an amended Site Plan showing the new locations of the two signs for the variances that the Zoning Board of Appeals granted.

Board member Lynch called attention to the Conditional Special Permit and Site Plan Approval, page 3, subsection E 1, line 4 “The average daily wastewater flow(s) into the on-site sewage disposal system shall not exceed 1,0125 gallons per day” is to be changed to, “The average daily wastewater flow(s) into the on-site sewage disposal system shall not exceed 1,012.5 gallons per day on a 30 day basis.”

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Chairman Beaumont spoke to the two changes to the Conditional Special Permit and Site Plan Approval, page 3, subsection E 1, line 4 “The average daily wastewater flow(s) into the on-site

disposal system shall not exceed 1,012.5 gallons per day on a 30 day basis.” Page 4, 10)b)
delete

“and approved by the Planning Board.” To be replaced with “subject to approval of the Planning Board.”

Attorney Quartararo referred to the Conditional Special Permit and Site Plan Approval, page 1, item 3, that should be changed to reflect the second floor space is accessible to patrons. Chairman Beaumont and consultant Wilson noted that this is to be changed.

A motion to issue the Mabbettsville Market Conditional Special Permit and Site Plan Approval A Negative Declaration Finding of No Significant Impact to the Environment was made by board member Lynch, and seconded by board member Alley. 5 ayes, 1 recusal, 1 absent.

A motion to waive Preliminary Site Plan Approval, grant Conditional Special Permit and Site Plan Approval to Mabbettsville Market was made by board member Rochfort, and seconded by board member Alley. 5 ayes, 1 recusal, 1 absent.

Robert J. Campbell, Robert J. Campbell, Jr., Robert J. Campbell, Jr. and Sons, Inc., 2610 Route 44 appeared before the board for a scoping session/pre-application discussion relative to building a 36'x48' barn to house his machinery and machinery attachments on the east end of the property.

Mr. Campbell presented a site plan map outlining the proposed location of the barn and a color photo. The wood barn will have a metal roof, is to have a poured foundation of 3 ft. wide footing, there will be 12" of exposed foundation, there will be vegetation on two sides.

Mr. Campbell said he would like the barn to be placed on the other side of the pine trees. The barn will look like the photo he presented. The nicer side of the barn will face Route 44.

Mr. Campbell checked with Dutchess County Farm & Home Center relative to the wetland, was cautioned to build away from the stream. Mr. Campbell expressed that the proposed location of the barn is not inside of the building envelope, there is a setback issue.

Consultant Wilson cautioned to build away from the wetlands. Frank Genova, CAC Liaison remarked about the Wetlands Ordinance approval in the near future.

Mr. Campbell said he talked to adjoining neighbor Mike Spross, who is in favor of the proposed barn.

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Consultant Wilson suggested sending a planning board recommendation to the Zoning Board of Appeals. There is the question of putting up a structure up to accommodate interior storage,

from what is now exterior storage.

Chairman Beaumont will telephone ZBA chairman Brad Roeller, explaining Mr. Campbell's appearance before the board, that the planning board is in favor of said proposed barn, also that there may be some setback consideration that needs to be addressed.

A motion to adjourn the meeting was made by board member Lynch, and seconded by board member Rochfort. The meeting was adjourned at 8:05 P.M.

Respectfully submitted,

Nikki Caul, secretary