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May 2, 2017

Town of Wappingers Planning Board
20 Middlebush Rd.
Wappingers Falls, NY 12590

Re: Response to Public's Questions from
March 6, 2017 Public Hearing
Proposed Sikh Temple
Corner of All Angels Hill Rd. & Old Hopewell Rd.

Dear Chairman Flower & Planning Board Members,

Attached please find responses to the public's comments and questions from the adjourned Public Hearing held on March 6, 2017.

The transcripts of the proceedings had been forwarded to the Planning Board office when we received them many weeks ago.

We have attempted to cite the questions referring to page of the transcript along with the person asking the question.

Very truly yours,

A handwritten signature in blue ink that reads "Alfred A. Cappelli, Jr." with a stylized flourish at the end.

Alfred A. Cappelli, Jr.
Architect

AAC/dc

Enc.

PROPOSED SIKH TEMPLE
CORNER OF OLD HOPEWELL RD. & ALL ANGELS HILL RD.
T/O WAPPINGERS
DUTCHESS COUNTY
NEW YORK

RESPONSES TO PUBLIC'S COMMENTS
FROM MARCH 6, 2017 PUBLIC HEARING

PREPARED BY:

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Sikh Temple

Response to questions from March 6, 2017 Public Hearing

It is the responders intent to take transcript from the Public Hearing and respond to the questions, comments and concerns that were raised by the public.

Some questions were not answered due to repetitiveness or questions answered at the Planning Board Meeting.

Mr. Daresh: Pages 11-16:

Questioned many issues, among them:

- Environmental issues
- Open space
- Detention pond/bio retention areas
- Noise, water, light, etc., pollution

The intended use for the property is a house of worship, a religious facility.

As such, the intensity of use affecting many factors is minimized by infrequency of the use, generally once per week.

Certainly there will be a presence on the site by virtue of the priest's living quarters and an occasional committee meeting during the week.

Also, certainly an occasional holy day or other celebratory event will transpire, but very infrequently.

This speaks to many concerns such as pollution and run off from automobiles, etc., the low intensity of use, once per week, would act along to mitigate this issue along. It is not a 7 day a week operation.

That also would be a response to some of the other issues, raised here and raised before regarding lighting, noise, etc. which have been answered. The church services are during the day only. No lighting will be used. The lighting on the All Angels side will never be on except for evening functions, which are not too frequent. Lighting along the drive on Old Hopewell will be limited to an evening time cut off.

There will be very little noise emanating from the facility. Vehicular noise and public speaking coming and going to church may be the lone noise generated, with most neighbors being hundreds of feet away.

The bio-retention areas being designed into the project at the parking lot is a NYSDEC preferred method to minimize any contamination into the ground waters, and as previously mentioned, facilities intensity of use is infrequent.

Furthermore, to clarify the size vs. the use of the building, the size of 17,000 – 18,000 sq. ft. does not reflect the fact that at most, 1/3 of the building will be used at a time.

As stated previously and discussed, approximately 1/3 of the building is the sanctuary. After services, the worshippers move on to the dining hall and kitchen area to eat, approximately another 1/3 of the building. The remaining space is taken up by a large entry lobby and foyer, classrooms, offices, and similar related space.

The affective occupancy is no greater than a 6,000 sq. ft. fully occupied building. The entire building will never be occupied by a church service going on with the dining hall being fully used, along with people occupying the office areas.

Ms. Cole: Pages 17-24:

- Tree frogs
- Traffic accidents
- Animal habitat
- Native plants
- Houses vs. temple
- Dome

The property is at a four way intersection and the property is only one corner. The fact that tree frogs are not heard anymore cannot be attributed to this site as no construction has commenced yet, with little if any disturbance on the property with the exception of the farmer.

A traffic study has been prepared and reflects a slight increase in traffic, but only on Sunday mornings, a day and time when normal traffic patterns are at the lowest.

The owners are willing to plant, in areas that are planned to remain open, unpaved, or lawn, with wildflowers and other native plant species as mentioned by Ms. Cole, and would be willing to do so with her guidance.

The illustration that was given in previous documentation I think has been mis-interpreted. Certainly there are no 3,200 sq. ft. homes in Rockingham.

The exercise was to suggest that if a small subdivision was constructed, there would be a number of houses, which we suggested as 3,200 sq. ft. footprints (including garages, decks, etc.) because that is what today's buyers want today, not a 1,100 – 1,500 sq. ft. house, which was the size of homes when Rockingham was built. A developer would not develop the property and build eight 1,500 sq. ft. homes. He may want to cluster the homes and build 20, 30, or 40 smaller homes, but single family homes today tend to be a little larger.

There will also not be a call to prayers. That is not part of the Sikh religion, just as it is not in Christianity or Judaism.

The dome is not being suggested as not being part of the building. It is not considered as far as the determination at the maximum height of the building. The dome, as well as a cross, as well as a campanile, may extend above the max. height of the building.

The diameter of the dome is less than 8'-0" with its pinnacle reaching approx. 46'-0". The stepped fashion of the front façade reflects varying heights on different portions of the building ranging from 22 ft. to 26 ft. to 30 ft., well within the Town's guidelines.

I think we mentioned on the record that the building shell was going to be constructed in its entirety along with 100% of the site work from the outset. So what the public sees will be completely finished. The interior fit-up may take several years to complete across two to three phases.

Ms. Deresh: Pages 24-27:

- Land clearing

The Sikh community purchased the property in 2013, so they were not responsible for any land clearing prior to that, as suggested, in 2010.

Mr. O'Donnell: Pages 27-28:

- Balloon

A weather balloon has been proposed prior to this meeting and is still being planned. Keep in mind, the balloon would represent only one small portion of the building (the 8'-0" diameter dome) and not representative of the entire building. That will be done.

Ms. Pederson-Grover: Pages 28-30:

- Distance to properties
- Retention ponds
- Planting

The driveway is over 225 ft. from the nearest adjacent property line along All Angels Hill Rd. We apologize for the discrepancy and our error. We can easily scale the distance on a map to show Ms. Pederson-Grover the actual distance.

The retention ponds are not intended to hold water for extended periods of time and have any standing water for mosquitos to breed. The intent is to collect the torrent of water which may occur in a 100 year plus storm and disperse it across the street, as it currently does, in a delayed fashion, so as not to inundate the roadways or existing catch basins and storm water systems.

As mentioned previously, the entire site will be 100% complete during Phase I. We have added trees along the northern portion of the property between the properties and driveway, and this can be orchestrated with the owner(s) in a fashion to place the trees where mutually agreed upon.

Mr. Fontana: Pages 30-32:

- Traffic study
- Cut through traffic

A traffic study was prepared by Maser Consulting in August 2015, and last updated in November of 2016.

The traffic study addresses among other things, the volume of traffic that may be added due to a facility of this type and size.

As mentioned previously, the additional cars generating traffic will mainly be limited to Sunday mornings, in general a low peak time.

Ms. Hernandez: Pages 32-35:

- Notices to neighbors

The Applicant met the requirements set forth in the Town Code stating who should be notified.

Ms. Cole: Pages 35-38:

- Water usage

Water connections, etc. for Town water will be the responsibility of the Owner/Applicant.

Water usage and consumption will be the responsibility of the Owner/Applicant, regardless of how many gallons are used.

To illustrate water usage of residential vs. this facility, we'll go back to the example of the eight homes that could possibly be built on the site (which I'm sure could be doubled if a subdivision was submitted).

A three bedroom home is designed at 450 gallons per day (150 gpd/bedroom). At eight homes, that is 3,600 gallons per day or 25,200 gallons per week. This is far in excess of the anticipated water usage on a weekly basis by the Temple.

Ms. Chadwick: Page 39:

- Loss in property value

As opposed to a commercial development (shopping/offices, etc.) we have researched and have found no evidence that a church or house of worship has an impact on property values.