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July 18, 2017

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

Re: Response to Public's Questions from June 19, 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 last Public Hearing meeting of June 19, 2017. The transcripts of the proceedings of that meeting have been forwarded previously to the Planning Board.

We have attempted to answer those questions which have not been previously answered.

We have tried to respond prior to our last meeting before the Board on July 5, 2017, but did not receive the transcripts until late Friday, June 30, 2017 and did not have the time to respond.

If you have any question, please do not hesitate to contact me.

Very truly yours,



Alfred A. Cappelli, Jr.
Architect

AAC/dc
Enc.

Proposed Sikh Temple

Corner of Old Hopewell Rd. & All Angels Hill Rd.

Town of Wappinger

Dutchess County, NY

Responses to Public Comments

From June 19, 2017 Public Hearing

Prepared by:

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Sikh Temple

Response to questions from June 19, 2017 Public Hearing

It is the responder's 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, or comments that were made that required no response.

Kathleen Fontana (pages 8-21)

- **Concerns about length of construction, noise, dust, etc.**
- **Also what is approval process?**
- **Increased traffic.**
- **Problems during construction.**

The length of construction and what will be done is explained by the Architect, Cappelli, in the transcript. How the entire site and shell of the building will be constructed in 12-18 months depending on what time of year construction starts and depends on the Sikh's ability to finance the project.

Mr. Gray, the Town Engineer, explained, per the transcript, the codes and rules in place to deal with dust, noise, off site flooding, that occurs during construction.

The applicant hopes to minimize these disturbances as best as can be possible, after all, an active construction site generates noise.

The dust issue is mitigated by keeping the site watered during earth moving activities to minimize dust. Dust is going to happen, even when driving on a normal road surface, but the intent is to minimize excessive dust.

As Mr. Gray explains, there is a SWPP plan in place dealing with erosion control, surface storm water, etc., for activities before, during and after construction.

The Town has been very diligent in the past in dealing with construction related issues which are bound to happen. Mr. Gray, at the Town, will be the point of contact for any and all concerns or issues, whereby he will immediately notify the project Architect & Engineer to solve any issues or disputes that may arise during construction.

The process by which a project such as this is approved has various stages. The applicant and their design professionals have worked diligently with the Planning Board and Planning Board consultants for almost two years to get to the point where it is now.

Design and studies have taken place over that time dealing with traffic, archeology, habitat, ecology, drainage, etc. were all studied to get to this point.

There is a rigorous standard in NYS, SEQRA, which requires the applicants to review and identify, discuss, possibly mitigate any and all concerns regarding any issues brought forth by a project of any size.

There is a Public Hearing component required of all projects, no matter how large or small. In this case, there have been four Public Hearing meetings, whereby the Public has the opportunity to be heard on any and all concerns.

These concerns are taken into consideration as the Board continues its review process and may elect to have the applicant implement some of the issues brought forth by the Public, which has been the case in this instance.

Once the Public Hearings are closed, there is still due diligence that must be provided by the applicant to fulfill any and all concerns the Planning Board and its consultants still deem to be taken care of, some of which may in fact, may have been brought up by the Public.

At some point in time, the Planning Board opts to render its decision for final approval after all of the findings are in and satisfactory to the Board.

In the case where there are still open issues, more work may be needed on the site plan to satisfy the Board.

Mr. Daresh (pages 22-25)

- ***Questions paperwork received for the Blandings turtle study.***
- ***Types of trees and heights at the adjoining properties and who's in charge of locating exactly the trees?***
- ***Security fence.***

Mr. Stolman answered the question that perhaps Mr. Daresh did not have the complete study that was requested from the Planning office. Any information that Mr. Daresh cannot get from the Town, the applicant's professional will get to him.

If the report is not satisfactory, the applicant's professional will try to get whatever answers necessary from the consultants to hopefully satisfy Mr. Daresh.

The applicant's design professional will also have no problem locating and clustering the perimeter trees to the satisfaction of the neighbors. A note can be added to the plans to that affect.

A meeting on site prior to the planting of the trees can be conducted to exactly locate these trees to satisfy the concerns of the neighbors.

The security fence surrounding the perimeter of the property is aimed at keeping those unwarranted from gaining access to the site, particularly those who have used the property in the past for motorbikes and the like and as a private playground.

The Sikhs have entertained the possibility of having the grounds open during the day for the neighbors, or anyone's use for that matter, as a walking trail for instance is being built and may be enjoyed by the Public.

Mr. Fontana (pages 25-28)

- ***Speed bumps a possibility or no through traffic sign being posted on Carroll Drive so as not be a bypass road?***
- ***Safety for children a concern.***

The applicant's position is that nay short cuts through the neighborhood will be during rush hours and not be further exasperated by the Temple's operation. Sunday morning services and the minimal traffic on a Sunday morning as opposed to a.m. or p.m. work day traffic will not cause people to cut through the neighborhood.

Arlene Cole (pages 28-44)

- ***Excessive noise, hours of operation, decibel testing.***

Although the Town allows construction between the hours of 7 a.m. – 7 p.m., the applicant will do what they can to limit the hours

- ***Phasing of the project. What are the three (3) 1,000 sf areas?***

In the future should the Sikhs wish to construct three small additions as shown, it's understood that the parking, water, septic, drainage, etc., everything is designed as if these were built from the beginning.

This 3,000 sf is not needed at this point and may never be needed, but the approvals are being requested at this time to avoid coming back to the Planning Board. This is further elaborated in the transcript as described by the applicant's professional at the Planning Board meeting.

- ***How many members? How many people in building?***

It is a matter of record in the application and narrative how many families. The number of occupants is determined by the Town Fire Inspector based on the square footage of the room or space and its use, so many square feet per person determines the occupancy.

- ***Air quality & dust during construction.***

Mr. Gray tried to explain at the meeting (in the transcript) the process by which the site is watered down.

- ***Concerns regarding flooding due to storm water.***

Storm water design studies suggest that the site has been designed (retention & detention ponds) for a storm that occurs in excess of 1 in 100 years. Mr. Gray, again, tries to explain the fundamental of the storm water design.

- ***Notification of neighbors years ago by project.***

It was mentioned by Ms. Cole that the Town should have notified the neighbors five years ago when they knew about the project. The Sikhs just recently purchased the property within the last 2-3 years.

Mr. Ortega (pages 44-54)

- ***Concerns regarding habitat being destroyed for example, raccoons, deer, fox, etc.***

Studies were prepared by Ecological Solutions regarding the native species of animals and are available at the Town Hall offices upon request as mentioned by Ms. Roberti, Zoning Administrator and David Stolman, Town Planner.

If there are still questions and concerns, the applicant's design professional is more than willing to get those answers for Mr. Ortega.

Ms. Abreu (pages 54-59)

- ***First meeting, concerned about privacy, safety for children. What are the Sikhs going to do to ensure the safety of her family?***
- ***Balloons too close to house when flown indicating the building too close to property line.***
- ***Children play on property.***
- ***No one notified her of meeting.***

Our records indicate the Abreus purchased their home early in 2016. Public Hearing notices went to all neighbors, 31 Carroll Drive included, in December 2016. This is the fourth Public Hearing and it's hard to understand why this is the first the Abreus are hearing about the project after much comment by the neighbors.

The fact that children and others use the Sikh property (private property) as a recreational area is one reason the Sikhs have considered the security fence, to keep people off the property.

As to the concern about safety of the children, we believe the fence surrounding the grounds of a house of worship is much safer for the neighbors and inhabitants, children included, than an open 17 acre parcel that anyone can trespass on and would cause greater concern if it were me.

The distance of the Temple to 31 Carroll Dr. is approximately 200 ft., not the 10 ft. as suggested.

Ms. Kurtz (pages 59-61)

- ***Concerned about traffic on Carroll Dr., people cutting through.***

A stop sign had been installed in the neighborhood by the Town, for what reason it is uncertain. This certainly was not as a result of the pending Sikh Temple construction.

If a problem exists, it has pre-existed and will be impacted by the Sikh Temple, whose entrances are on Old Hopewell Rd. & All Angels Hill Rd. and the traffic generated will be on Sunday morning primarily and will have little, if any, impact on everyday traffic queuing at the traffic signal.

Furthermore, the County has underground a re-design of the intersection and will be introducing turning lanes, minimizing the delays at the intersection. This is a result of previous studies by the County and in no way influenced by the potential Temple construction.

Ms. Kurtz (pages 61-66)

- ***Traffic concerns cutting through the subdivision/Carroll Dr.***

Mr. Gray, the Town Engineer, suggested there are pre-existing traffic issues on Carroll Dr., regardless of this project. Any and all traffic concerns should be brought before the Town Board.

Mr. Fontana (pages 66-72)

- ***Construction from 7 a.m. to 7 p.m. concerns.***

Town code suggests max. hours of construction not starting before 7 a.m. and not ending after 7 p.m. The applicant's design professional will attempt to work with the contractors for construction and try to have an 8 a.m. to 6 p.m. max. schedule and something of a shorter day on Saturday with no work on Sundays.

Ms. Cole (pages 72-74)

- ***Hours & days of operation.***

Answered previously.

Mr. Abreu (pages 74-81)

- ***Concerns about dust and debris during construction.***

Answered previously.

- ***Again brought up the fact about not being notified and having no knowledge of the Temple to be built.***

Answered previously.

- ***Concern about safety of children.***

The applicant's professional feels the secure setting of the Temple is a much preferred scenario from a safety point of view for the inhabitants than an open field subject to everybody and anybody trespassing.

- ***Concerned about traffic & safety on streets.***
- ***Capacity of building is 300 people. Concern of too many people.***