

# MINUTES

**Town of Wappinger Planning Board**  
**September 9, 2010**  
**Time: 7:00 PM**

**Town Hall**  
**20 Middlebush Road**  
**Wappinger Falls, NY**

**Members Present:**

Mr. Fanuele:	Chairman	Ms. Bettina:	Member
Mr. Valdati:	Member	Mrs. Smith:	Member
Mr. Kickham:	Member	Mr. Malafronte	Member
Ms. Leed:	Member		

**Others Present:**

Mr. Gray,	Engineer to the Town
Mr. Roberts,	Attorney to the Town
Ms. Brown,	Acting Planner to Town
Mrs. Roberti,	Zoning Administrator
Ms. Brunello,	Acting Secretary

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SUMMARIZED

**PROJECTS DISCUSSED:**

**OUTCOME**

<b>Discussions:</b>	Plant Depot	-Approved as amended.
	NYCDEP	-Approved as amended with comments.
	Guardian Self Storage	-Resubmit for September 20, 2010.
<b>Extensions:</b>	DCH Service Center	-Approved extension to March 13, 2011.
<b>Miscellaneous:</b>	Corporate Park	-Discussed use of basement in building #2.

**Mr. Kickham: Motion to approve minutes for March 1, 2010, March 15, 2010 and April 19, 2010.**  
**Ms. Bettina: Second the motion.**  
**Vote: All present voted aye.**

**10-3210 / Plant Depot – Contractor’s Yard:** To discuss adding an additional contractor’s yard to rear of property located on 7.59 acres in a HB zoning district. The property is located at **1105 Route 9** and is identified as **Tax Grid No. 6156-02-664986** in the Town of Wappinger. (Paggiotta)

Present: Lou Paggiotta, owner

Discussion took place regarding hours of construction yard, planning board agreed to extend the hours to 9:00 pm. A note is to be added to the resolution regarding storage. Planning Board waived the public hearing.

The planning board voted to approve the resolution as amended.

**10-3214 / NYCDEP** – To discuss amending their site plan to demolish an existing single story building north of the Shaft 6 building. The property is located at **203 River Road North** and is identified as **Tax Grid No. 6056-01-288977** in the Town of Wappinger. (Roundout Construction)

Present: James Canale, NYCDEP

The planning board discussed the resolution and has added comments to show all the utilities removed on the site plan. In addition they have waived the public hearing as the action is minor.

The planning board voted to approve the resolution as amended.

**10-3215 / Guardian Self Storage** – To discuss architectural changes to the existing buildings 1, 2 and 3 of the self storage facility which is located in a GB zoning district. The property is located at **1078 Route 9** and is identified as **Tax Grid No. 6156-02-774941** in the Town of Wappinger. (Redl)

Present: Frank Redl, applicant

Discussion took place regarding changing the façade and increasing its size. A question was brought up regarding the existing 3 signs. Were they previously approved? The office staff will check the prior resolution.\

To be put on September 20<sup>th</sup>, 2010 agenda for a vote on the resolution of approval.

**08-3163 / DCH Auto Group Service Center & Showroom** – Seeking their second 6 month extension for final site plan approval to begin on September 15, 2010 and run through March 13, 2011. Site Plan and SUP approval was for a 52,848 sf, 2-story combined showroom and service facility. Across the street they are also proposing the use of the 2 existing lots for parking. The property is located at **1349 Route 9& 635 Old Route 9 No.** and is identified as **Tax Grid Nos. 6157-02-585606/589645/558657/553706** in the Town of Wappinger. (Paggi )( LA sent 10-9-08)(Opened PH 1-21-09/Closed PH 2-2-09)(Final site plan approval granted on March 16, 2009.

**Ms. Smith:** Motion to approve their second 6 mo. extension to March 13, 2011.  
**Ms. Bettina:** Second the motion.  
**Vote:** All present voted aye.

**04/3086 - Corporate Park:** To discuss the use of the basement in building #2.

Discussion took place. Only mechanicals and storage for main floor tenants are to be stored in the basement. Since David Stolman is not present this will be held over in order to allow David to weigh in on this.

**RFP's for the coming year.** Send a letter to the Town Board requesting that they include the planning board in their advertisement for RFP's.

**Mr. Valdati:** Can we choose our own secretary?  
**Mr. Roberts:** Yes, it is within your prevue.  
**Mr. Fanuele:** Set up a meeting with the ZBA for interviews.  
**Mrs. Roberti:** I will speak with the ZBA board and let you know of the interview dates.

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**Mrs. Smith:** Motion to adjourn.  
**Mr. Kickham:** Second the motion.  
**Vote:** All present voted aye.

The meeting ended at 9:30 p.m.

Loretta Brunello, Acting Secretary  
Town of Wappinger Planning Board

Audio is available in the Town Clerks Office