

# MINUTES

**Town of Wappinger Planning Board**  
**September 7, 2011**  
**Time: 7:00 PM**

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

**Members Present:**

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

**Members Absent:** Mr. Malafronte: Member

**Others Present:**

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

---

SUMMARIZED

**PROJECTS DISCUSSED:**

**OUTCOME**

**Discussions:**

Bob Emig Construction Corp. Subdivision

- To vote on 9-19-11 for prelim. and final subdivision approval.

**Miscellaneous:**

H.V. Cerebral Palsy Assoc. & Malcolm R. Hunter  
Post #53 of Masonic War Veterans of New York

- Permission to apply for a grading permit with restitution.

**Extensions:**

DCH Auto Group Service Center & Showroom

- Granted extension to 3-10-12.

**Presentation:**

NYCDEP Shaft 6

- Presentation of potential traffic and authorized Mr. Stolman to write a resolution to change one boring test hole site.

**New / Old Business:**

To discuss RFP's for the coming year

- PB approved RFP'S for the coming year and a letter to the TB to meet and discuss RFP's.

War Memorial at Schlathaus Park

- Eagle Scout Project, sent a letter of recommendation sent to the TB.

**Ms. Visconti:** **Motion to approve the minutes for March 2, 2011, June 6, 2011, June 20, 2011, July 18, 2011, August 1, 2011.**

Mrs. Smith: Second the motion.

Vote: All present voted aye.

**Discussions:**

**11-3230/ Bob Emig Construction Corp. Subdivision** – To discuss a proposed 2 lot subdivision on 3.02 acres in an R-40 Zoning District. The property is located at **264 Cedar Hill Rd** and is identified by **Tax Grid No. 6257-03-368048** in the Town of Wappinger. (Gillespie)(PH opened 6-6-11 adjourned to 7-6-11) (APH opened 7-6-11 adjourned to 8-1-11) (APH opened 8-1-11 closed 8-1-11)

Present Amy Haight Gillespie Engineer

Ms. Haight: Currently this project is under review with the DC Health Department.

**Ms. Visconti:** **Motion to authorize Mr. Stolman to draft a resolution and as part of the resolution to have the SEQOR process completed.**

Mr. Valdati: Second the motion.

Vote Roll call:

Mrs. Smith: Aye.

Ms. Bettina: Aye.

Ms. Leed: Aye.

Ms. Visconti: Aye.

Mr. Valdati: Aye.

Mr. Malafronte: Absent.

Mr. Fanuele: Aye.

Ms. Haight: Can the planning board approve the final resolution?

Ms. Visconti: Is there a reason we can't authorize a final?

Mr. Gray: The major thing is the site distance and Mr. Stolman is working on that.

**Ms. Visconti:** **Motion amended to authorize Mr. Stolman to draft a resolution of the preliminary and final.**

Mr. Valdati: Second the motion.

Vote Roll call:

Mrs. Smith: Aye.

Ms. Bettina: Aye.

Ms. Leed: Aye.

Ms. Visconti: Aye.

Mr. Valdati: Aye.

Mr. Malafronte: Absent.  
Mr. Fanuele: Aye.

**Executive session:**

**Ms. Visconti: Motion to go into executive session for legal matters associated with legal issues in connection with H.V. Cerebral Palsy and NYCDEP site plan.**

Mr. Valdati: Second the motion.  
Vote: All present voted aye.

**Ms. Visconti: Motion to come out of executive session.**

Mr. Valdati: Second the motion.  
Vote: All present voted aye.

**Miscellaneous:**

**09-3183 / 5156 / H.V. Cerebral Palsy Assoc. & Malcolm R. Hunter Post #53 of Masonic War Veterans of New York** To discuss approving work on property prior to the Planning Board Chairman, signing the final site plans, on 4.87 acres in an R-20 zoning district. The project is located at **150 Myers Corners Road** and is identified as **Tax Grid No. 6258-03-322214** in the Town of Wappinger. (Chazens) (LA Sent Oct.7, 2010)(PH opened and closed on 11-15-10)

Present Will Stevens Attorney

Mr. Stevens: The reason for this request is because we are on a timing deadline for federal government funding agency. We need to show work is being done on the site. DC Department of Public Works is close to signing off on approval. There is only the question of drainage.

Mr. Fanuele: What further submission did you put in?

Mr. Stevens: Drawings on drainage.

Mr. Gray: The original plan was to go down the county road, and then the county reversed themselves and wanted the drainage to go back through Schnabl Court. They now reversed themselves again and asked for further information for the drainage to go down Myers Corners Road to the pond at Kent Road. These submissions will address that.

Mr. Stevens: We fulfilled the requirements including DPW's approval of that subdivision plat. That would enable to get a description of the legal lot so we can acquire it from the Masons. We are seeking approval of the board to allow, prior to the site plan sign off, to get a permit for grading and some earth soil work.

Mr. Roberts: I approved the proto type, but I don't have final documents yet. They have to be signed in

- Mr. Stevens: final form for recording and I have to approve them in that fashion.  
I'm waiting for the bond to be issued.
- Mr. Roberts: You need to have all your documents together and signed. You need a Performance agreement, Maturity bond, a letter of credit, submitted than you can apply for a grading permit. You want to work on the lot and need a grading permit. Restoration bond needed in case you don't go forward with the project.
- Mr. Stevens: There would be tree removal and grubbing and surface grading.
- Mr. Fanuele: Drainage concern.
- Me. Stevens: Erosion and sediment control will be made and there will be no impervious surface to cause a drainage issue.
- Mr. Gray: Part of the grading permit should involve enlarging that wet area that's there now, as per the site plan.
- Ms. Visconti: A formal grading permit can be applied for to the zoning administrator with a restoration bond to be calculated by the engineer. It also should include the enlargement of a retention pond. The grading permit shall be issued in accordance with the town code.
- Ms. Visconti: Motion to allow a grading permit to be applied for.**
- Ms. Leed: Second the motion.
- Mrs. Smith: Aye.
- Ms. Bettina: Aye.
- Ms. Leed: Aye.
- Ms. Visconti: Aye.
- Mr. Valdati: Aye.
- Mr. Malafronte: Absent.
- Mr. Fanuele: Aye.

**Extensions:**

**08-3163 / DCH Auto Group Service Center & Showroom** – Seeking their forth 6 month extension for final site plan approval to begin on September 11, 2011 and run through March 10, 2012. 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. Visconti: Motion to grant extension.**  
Mrs. Smith: Second the motion.

Mrs. Smith: Aye.  
Ms. Bettina: Aye.  
Ms. Leed: Aye.  
Ms. Visconti: Aye.  
Mr. Valdati: Aye.  
Mr. Malafronte: Absent.  
Mr. Fanuele: Aye.

**Eagle Scout Project** – Discuss project to enhance War Memorial at Schlathaus Park.

Present                      Joseph Geraci                      Eagle Scout

Mr. Geraci: I am from Troop 86 out of Fishkill, NY. I am here to explain about a project which would be done to enhance the Schlathaus War Memorial. This will include adding to the red brick patio, extend the mulch beds, replacing benches and other enhancements. As part of the fundraising I would like to have donation bricks. (Showing a sample from the company)

Ms. Visconti: Did you speak to the recreation committee?

Mr. Geraci: Yes, I spoke to Ralph Holt.

Ms. Visconti: Did he give you the history of this memorial?

Mr. Geraci: No he did not.

Ms. Visconti: The Parsons family funded the entire memorial. There is a war memorial foundation and trustee group. The Rotary also provides perpetual care of the statue cleaning. Have you or anyone contacted Mrs. Parsons or the War Memorial Trustees?

Mr. Geraci: No.

(Discussion took place as to who is responsible for the upkeep of the memorial)

Ms. Visconti: Mrs. Parsons should be contacted as a courtesy.

Mrs. Smith: Both Mrs. Parsons and Mrs. Diesing are very involved with the memorial. They need to be asked questions and be involved. What is the time span to get this project done?

Mr. Geraci: January 2013.

Ms. Visconti: A letter should be sent to the town board for a positive recommendation of this project.

**Mr. Fanuele: Motion to approve letter of positive recommendation to be sent to the town board.**

Mrs. Smith: Second the motion.  
Vote: All present vote aye.

**Presentation:**

**11-3224 / NYCDEP Shaft 6** – To follow up on discussion of their site plan for construction activity associated with the Delaware Aqueduct Rondout-West Branch Tunnel (RWBT) repair program, an approx. 45 mile section of the Delaware Aqueduct that conveys approx. 50 % of the drinking water for NYC & some upstate communities. The property is located at **195-209 River Road** and is identified as **Tax Grid No. 6056-01-288977** in the Town of Wappinger.(Canale)

Present Chris Villari NYCDEP  
Many other consultants with the NYCDEP

The NYCDEP gave a presentation and overview of the of potential traffic issues. Traffic studies have been made and additional studies will be made. The NYCDEP also discussed a change of one boring test hole site from an approved site plan. This would be a better location, further away from the road and residents. The borings will be made to prepare for the new shaft 6 water tunnel connection under the Hudson River.

**Mr. Valdati: Motion to allow a grading permit to be applied for.**  
Ms. Visconti: Second the motion.  
Mrs. Smith: Aye.  
Ms. Bettina: Aye.  
Ms. Leed: Aye.  
Ms. Visconti: Aye.  
Mr. Valdati: Aye.  
Mr. Malafrente: Absent.  
Mr. Fanuele: Aye.

**New / Old Business:**

**To discuss RFP's for the coming year.**

Mrs. Smith: Can we authorize the secretary to send out letters for RFP'S.  
Ms. Leed: We the planning board have to write the RFP. It is a contract, and could be about 20 pages. The owner writes the RFP and what it includes. It is very detailed.  
Mr. Fanuele: If we have a set of professionals and the town board has a different set of professionals, and they have to get together and discuss what we are talking about. Who will pay them?  
Ms. Visconti: The professionals are paid out of the escrow accounts of the applicants.

Mrs. Smith: The town board has an item in the budget to pay the professionals.

Mr. Roberts: You give the parameters of what the request is for. The professional responds with his hourly rate or how he charges. I haven't seen an RFP for a while.

**Mr. Valdati: Motion to go for RFP's.**

Mrs. Smith: Second the motion.

Ms Visconti: Aye.

Ms. Bettina: Aye.

Ms. Leed: Nay.

Ms. Visconti: Aye.

Mr. Valdati: Aye.

Mr. Malafronte: Absent.

Mr. Fanuele: Nay.

**Mr. Valdati: Motion to send a letter to the Supervisor and Town Board to meet and discuss RFP's.**

Ms. Visconti: Second the motion.

Mrs. Smith: Aye.

Ms. Bettina: Aye.

Ms. Leed: Nay.

Ms. Visconti: Aye.

Mr. Valdati: Aye.

Mr. Malafronte: Absent.

Mr. Fanuele: Nay.

**Ms. Bettina: Motion to adjourn.**

Ms. Visconti: Second the motion.

Vote: All present voted aye.

The meeting ended at 10:00 p.m.

Respectfully submitted,

Susan Dao, Secretary  
Town of Wappinger Planning Board