

# MINUTES

**Town of Wappinger Planning Board**  
**April 18, 2011**  
**Time: 7:00 PM**

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

## Members Present:

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

## Members Absent:

Ms. Visconti: 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

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## SUMMARIZED

### PROJECTS DISCUSSED:

### OUTCOME

<b>Discussions:</b>	H.V. Cerebral Palsy Assoc.	-	To vote on resolution on 5-2-11.
	Hackensack Professional Building	-	To vote on resolution on 5-2-11.
	Andlyn Associates Inc.	-	To vote on resolution on 5-2-11.
	Hudson Ribs and Fish Front Façade	-	Approved as written.
	Silver Fox Estates	-	PH on 5-2-11.
	Brundage Site Plan – Phase II	-	Discussion on 5-2-11.
	.	-	

### **Conceptual:**

World of Life Center	-	To submit app.
Bob Emig Construction Corp. Subdivision	-	To submit app.
Wappinger Shopping Plaza Water Line	-	Explained work for new Village water connection.
Farm to Table Bistro	-	Discussion.

### **Miscellaneous:**

Friendly Motor Cars	-	Moved to 5-2-11.
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### **New / Old Business:**

Chapel of the Sacred Mirrors	-	Site visit 4-30-11.
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**Mr. Valdati: Motion to approve the minutes for January 5, 2011.**

Mr. Fanuele: Second the motion.  
Vote Roll call:  
Mrs. Smith: Abstained.  
Ms. Bettina: Aye.  
Ms. Leed: Aye.  
Ms. Visconti: Absent.  
Mr. Valdati: Aye.  
Mr. Malafronte: Aye.  
Mr. Fanuele: Nay.

**Discussions:**

**09-3183 / 5156 / H.V. Cerebral Palsy Assoc. – ( Dutchess Community Living):** To discuss amending their site plan, approved on February 7, 2011, located on 4.87 acres in an R-20 Zoning District. The site plan will consist of 14 one-bedroom units for persons with disabilities and one, one-bedroom unit for a caretaker. The project is located at **150 Myers Corners Road** and is identified as **Tax Grid No. 6258-03-322214** in the Town of Wappinger. (Chazen)(Approved on 2-7-11)

Present	Christopher Lapine	Chazen Engineering
	Bill Stephens	Chazen Engineering
	Robert Amatuli	Architect

Mr. Lapine: There is a gap in the overall project and we were asked to re-evaluate the plan and go through the changes. Previously there was a sidewalk that went to the rear of the building to a utility room. This was eliminated due to not needing it. We are proposing to replace the concrete side walk from Myers Corners Road leading up to stamped concrete which enters the building with asphalt. Previously the plan was proposed with 24 spaces; the project only requires 17 spaces. We propose to eliminate 4 spaces on the Northern side of the building. We will keep the guardrail where it is and use the space for snow storage. We want to reduce the light post from 5 to 4 poles. We eliminated the patio areas to the East and at the turn-around due to a cost issue. The generator and transformer were shifted to the North by the guardrail. We are proposing a patio reduction from 6’ x 10’ a 3’ x 4’. Camo Pollution said there is more than adequate water pressure.

Mr. Amatuli: We want to eliminate shutters. We retained canopies for rear South and West side. The apartments still are the same. The rooms are pushed into the apartments. From the exterior you can see the intakes from the mechanical room. We eliminated the basement. All is on a single level ground floor. The laundry room is reduced to accommodate the sprinkler area. The roof lines remain lower as requested. The front canopies and dormers stay the same.

Mr. Lapine: We received comments from Morris Assoc. and F.P.Clark and would like to go through them.

- Mr. Amatuli: We patio reduction in the back of the apartments is a step down stoop. We re-worked the landscaping to give the residents more room to use.
- Mr. Lapine: Minor areas of setbacks were addressed by pushing back the utility room. The shed on the South East corner is not necessary. Since they will sub-out they don't need to store lawn mowers or snow blowers. The front area is needed for snow storage.
- Mr. Valdati: How far back is it going to be?
- Mr. Lapine: About 15 feet.
- Mrs. Smith: Why are you eliminating all the patios?
- Mr. Amatuli: For budgetary reasons.
- Mr. Bettina: It's not paved just ground?
- Mr. Lapine: Yes it will have grass. We still meet the parking requirements. Natural gas fed generator will be screened by 9 foot high cedar trees along the parking lot. To the East we have 8-10 foot high pine trees. In the pine trees out front 13 feet in height. We are maintaining all the existing vegetation at the North Western corner of the site.
- Ms. Brown: Our landscape architect concern is that the screening has to come right up against the sides.
- Mr. Lapine: Previously the transformer and generator had no screening around it. The screening hasn't changed. We had proposed a cedar fence which is the same fence that the refuse container has.
- Mr. Valdati: Where is the generator on the map and what is the distance from the trees?
- Mr. Lapine: 15 feet away and 42 feet from the evergreens.
- Ms. Smith: I'm still thinking of the patios which give the disabled residents a smaller area. What about wheelchairs?
- Mr. Amatuli: There may be about one fourth or less people in wheelchairs. They are highly functional. The stoop meets the code requirements and the ground is flat.
- Mr. Lapine: We had a 6' x 10' landing which was a little oversized. Now it's reduced down to size to 3' x 4' which is the minimum code requirement.
- Ms. Leed: Does the Cerebral Palsy have guidelines on that?

- Mr. Lapine: We worked with them and found all these changes to be acceptable.
- Mr. Amatuli: They are aware and are comfortable.
- Ms. Leed: A second floor would be better.
- Ms. Lapine: Elimination of the light poles on the NE corner spread along a main access drive. The photo metric didn't exceed half candle foot past the property.
- Mr. Valdati: The wall mount lights still exist?
- Mr. Amatuli: Yes, each apartment has lights.
- Mr. Malafronte: There are still comments about wetlands and floodplains you are bringing the generator close to that area, what are you going to do with the buffer. On page 4 item number 2.
- Mr. Lapine: We discussed about using natural gas for the generator. Not a diesel type generator.
- Mr. Malafronte: We're still looking at the ratio of the relocation in the wetland buffer. I understand it is natural gas. Does that disturb the buffer?
- Mr. Lapine: No disturbance. We reduced the impervious area.
- Mr. Malafronte: Are you still going to disturb more than one and a half acres? DEC was questioning if you were going to disturb more than two acres in that area? As per their letter dated February 4, 2011.
- Mr. Lapine: We established a conservation easement on the adjoining property.
- Ms. Brown: Our comment was asking for a calculation because spaces have been removed.
- Mr. Lapine: We reduced the impervious area by 1,400 square feet.
- Mr. Valdati: How many shutters would you need?
- Mr. Amatuli: About 40 shutters.
- Mr. Valdati: I understand why you want to cut out the shutters but I do feel having the shutters gives it a more residential and home feel for the residents.
- Mr. Amatuli: If we could find the money we will add back the shutters. We want it to fit into the community.
- Mr. Valdati: Are there any engineering concerns?

Mr. Gray: We had meeting at the site concerning the water connection and as long as the town is getting the bore under Myers Corners Road for connection, which was satisfactory by myself and Mike Tremper. The rest didn't affect the engineering.

Mr. Malafronte: Do you still need a State pollution discharge permit?

Mr. Lapine: Yes we do, for storm water.

Mr. Malafronte: The snow storage will go into the wetlands when it melts.

Mr. Lapine: Yes, we want it to go into the storm water basin.

**Mr. Valdati: Motion to draft a resolution.**

Mrs. Smith: Second the motion.

Vote Roll call:

Mrs. Smith: Aye.

Ms. Bettina: Aye.

Ms. Leed: Aye.

Ms. Visconti: Absent.

Mr. Valdati: Aye

Mr. Malafronte: Aye.

Mr. Fanuele: Aye.

**08-3170 / Hackensack Professional Building:** To discuss a proposed 11,981 sf office building on 2 acres in a GB Zoning District. The property is located on **New Hackensack Road** and is identified as **Tax Grid No. 6259-03-101039** in the Town of Wappinger. (Gillespie) (PH opened and closed on 4-4-11)

Present                      Mike Gillespie                      Engineer

Mr. Gillespie: Two weeks ago we had a public hearing for Hackensack Professional Building and Andlyn Associates. We submitted updated plans to address the comments from Morris Associates and Frederick Clark. We answered their concerns of how the building sits on the property. The proposed building and retaining wall is sitting on Jackson Road side line. The intersection of New Hackensack Road side line number is not much in the way. The building serves as a buffer to maintain vegetation. I can't move it too close to the property line or easement. Clark's office mentioned to provide a view shed analysis. We'd prefer not but if the planning board wants us to we'll do it.

Ms. Brown: Mr. Stolman did send a sample one to see what it would look like.

Ms. Leed: This might be helpful.

Ms. Brown: The board did bring this up at the last meeting and would want this.

Mr. Valdati: Has a maintenance agreement been brought to the board?

- Mr. Gillespie: No it hasn't. The floor plan was also requested. Internal proposed offices depending on the tenant could be different. Clark's office asked where the elevator and stairs are. We didn't draw them.
- Mr. Valdati: What is the potential number of tenants?
- Mr. Roberts: The number of tenants does not determine the parking size.
- Mr. Valdati: Are there any issues with signage?
- Mr. Gillespie: We did submit details. The free standing sign will meet the minimum requirements of the code.
- Mrs. Roberti: What is the free standing sign set back?
- Mr. Gillespie: It is 25 foot setback. The drainage is under the threshold of disturbance as per spesdes.
- Mr. Malafronte: Is the drainage going under Jackson Avenue?
- Mr. Gillespie: Yes, it goes down Jackson Road towards the airport and into the creek.
- Mr. Malafronte: The grease pit with a pump shows on the site plan in the note section.
- Mr. Gillespie: As part of the Health Dept. approval we have a pump and chamber as well as a septic tank. There is nothing proposed for a grease pit.
- Mrs. Smith: Is there one sign? Originally there were two.
- Mr. Gillespie: One sign.
- Ms. Leed: He has to bring back the view shed analysis.
- Mr. Gillespie: We can bring it at the next meeting.
- Mr. Valdati: Will you also supply the draft to the attorney by that time?
- Mr. Roberts: That can be a condition prior to the chairman signing.
- Mrs. Smith: Motion to draft a resolution.**
- Ms. Bettina: Second the motion.
- Vote: All present vote aye.

**11-3225 / Andlyn Associates Inc.:** To discuss a proposed relocation of the existing entrance onto New Hackensack Road. This parcel is .873 acres in a GB Zoning District. The property is located at **210 New**

**Hackensack Road** and is identified as **Tax Grid No. 6259-03-107069** in the Town of Wappinger. (Gillespie)(PH opened and closed on 4-4-11)

Present                      Mike Gillespie                      Engineer

Mr. Gillespie:              Andlyn in right next door. We are closing the existing driveway and are using the Hackensack driveway.

Mr. Valdati:                The scale for the landscaping was one inch equals ten feet was changed to one inch equals twenty feet. It would be easier to read if you can bring it back to one inch equals ten feet.

Mr. Gillespie:              We can do that.

**Ms. Bettina:                Motion to draft a resolution.**

Mr. Fanuele:                Second the motion.

Vote:                         All present vote aye.

Mr. Malafronte:            Did you address all the items as per Mr. Stolman’s letter on the EAF?

Mr. Fanuele:                It will be addressed in the resolution.

**11-3226 / Hudson Ribs and Fish Front Façade:** To vote on changes to the front façade of the building located on 2.74 acres in an HB zoning district. The property is located on **1099 Route 9** and is identified as **Tax Grid No. 6156-02-690971** in the Town of Wappinger. (Cappelli)

Present                      Al Cappelli                         Engineer

**Mr. Valdati:                Motion to move resolution.**

Ms. Bettina:                Second the motion.

Vote:                         All present vote aye.

**11-5160 / Silver Fox Estates:** To discuss a proposed 6 lot subdivision in an R-40 zoning district on 10.89 acres. This parcel is located on **Scotse Road and Losee Road** and is identified as **Tax Grid No. 6157-02-892694** in the Town of Wappinger. (Paggi)

Present                      Larry Paggi                         Engineer

Mr. Paggi:                 We received a conditional final approval that expired in December 2009.

Mr. Fanuele:                This is the one that had a driveway on your property.

Mr. Paggi:                 Yes, but now it’s moved. We addressed all the conditions of the prior approvals. The project has gone through a variety of changes. The Army Corp. of engineer decided to not have us make any disturbance to the wetland area. This is a 10.89 acre property subdivided into 6 lots. The new sewer line will extend on to Scotse Road. We drilled 2

wells and tested them. We have secured Health Dept. approval on them. The project creates less than 5 acres of disturbance. One issue is Losee Road by Bob Gray's comment of a dedication of 25 feet.

Mr. Gray: The North end we handled with the last engineer's concerns. If the town feels we don't need a dedication than its ok.

Mr. Paggi: We had a similar situation when we did Tech Air. The town said to leave it the way it was.

Mr. Gray: We had a number of comments about the boundary. The underground storm water storage system we had some questions. We are addressing them with Graham Foster. I'm sure we will be satisfied with it. It's an unusual system.

Ms. Leed: Was this shelved for financial reasons or because of issues that you couldn't work out?

Mr. Paggi: The applicant walked away from the project. All we needed was a few things.

Mr. Malafronte: Is this town water and town sewer?

Mr. Paggi: Town sewer and well.

Mr. Fanuele: Is there any neighbor concerns?

Mr. Paggi: There were some concerns with an existing pipe drain ditch. We are not using a pipe. We are taking water down Scotse Road.

Mr. Malafronte: Is there any dedication of a road?

Mr. Paggi: This road will be dedicated. It will extend about 500 feet.

Mrs. Smith: Losee Road is a town road.

Mr. Roberts: Mr. Sollecito was not the owner when we were given prior approval. We were very close to closing.

Mr. Valdati: What is necessary to move forward?

Mr. Fanuele: They need a public hearing.

Mr. Paggi: We refilled the application.

Mr. Fanuele: The public hearing will be on May 2, 2011.

**10-3216 / Brundage Site Plan -** To discuss their site plan and SUP to legalize two houses, one for rental income, one for their primary residence and a retail business on 1.76 acres in the NB Zoning District. The property is located at **2088 Route 9D** and is identified as **Tax Grid No. 6057-04-847098** in the Town of Wappinger. (Day)

- Present Jason Morris Day Engineering  
Martin Brundage Owner
- Mr. Morris: Last week we obtained the monument sign approval for a variance from the ZBA. The PB made a site Friday we submitted a wetland report.
- Mr. Valdati: The ZBA gave approval to put it 3 feet from the property line?
- Mr. Morris: Yes they did.
- Ms. Brown: I didn't review the report yet.
- Mr. Valdati: I made a site visit early Saturday to see the bounce house.
- Ms. Leed: Mrs. Roberti, are there any legal requirements with a bounce house?
- Mrs. Roberti: It is not a structure. It blows up and down. Is it a sign?
- Ms. Bettina: It is distracting at the driveway.
- Mrs. Smith: I agree.
- Ms. Bettina: Can you put it where the office is?
- Mr. Brundage: The reason I have it there is for advertising.
- Mr. Valdati: If a family were to put it up for a party would it be allowed or would enforcement come by?
- Mr. Roberts: Pioneering should be brought up at the next zoning meeting.
- Mr. Brundage: I would not put it near the road at a party.
- Ms. Bettina: I found it distracting while driving on Route 9D.
- Mr. Valdati: What is the distance now from the road?
- Mr. Morris: 33 feet from the traveled road edge of pavement.

- Mrs. Roberti: 13 feet from the property line.
- Ms. Leed: I don't have a problem with it.
- Mr. Valdati: What if we had rental equipment. Would the PB have a setback requirement?
- Mrs. Roberti: look at Route 9 where cars are for sale. They are pretty close.
- Mr. Roberts: We do have rental equipment displays that are close to the road. Right up to the property line.
- Mr. Valdati: There should be consistency.
- Mrs. Roberti: In the upcoming code updates we are looking at this.
- Mr. Fanuele: How far back can you move it?
- Mr. Morris: About 10 feet back.
- Mr. Valdati: I think that would be fair.
- Mr. Morris: 23 feet back from the property line.
- Mrs. Smith; How often do you have it out?
- Mr. Brundage: 3 out of 7 days a week.
- Ms. Bettina: It's only up during business hours?
- Mr. Brundage: Yes, 9:00 to 5:00.
- Mr. Roberts; Detailed SEQR analysis which Mr. Stolman's office will submit to you after the conclusion of the wetlands analysis by his firm.
- Ms. Bettina: The next meeting will be on May 2, 2011.

**Conceptuals:**

**11-3228 / World of Life Center** – To discuss a proposed church in an existing building on 2 acres in a GB Zoning District. The property is located at **10 Stage Door Rd** and is identified by **Tax Grid No. 6156-02-826836** in the Town of Wappinger. (Mr. Anderson)

Present                      Pastor and Mrs. Anderson                      Tenant

- Mr. Anderson: We would like to put a church service in part of the building. It used to be Bedding Gallery. We want to use the upstairs with 10 to 12 partitions. Presently there are cubicles. If approved we would use for an assembly and meet on Sunday mornings and nights, also on Wednesday nights.
- Ms. Leed: Are the offices being used now?
- Mr. Anderson: The downstairs is being used. We want the area that is not occupied now.
- Mrs. Smith: There are 10 to 12 members now. How many more do you expect?
- Mrs. Anderson: We are leasing 6,900sq. feet. There will be offices on both sides with bible studies. When we moved in now there are cubicles. We just want to take the cubicles down. Tonight we are looking for a change of use and to be able to put a sign to advertise.
- Mr. Fanuele: Who is in the building now?
- Mr. Anderson: Smart Systems, Giggles, and Oxygen Supplies.
- Ms. Leed: What would they need to deal with?
- Mrs. Roberti: They need to deal with the Fire Inspector. The parking is approved for 50 cars. The applicant says there will be 100 cars. That has to be cleared up.
- Mr. Fanuele: There is room for more parking.
- Mr. Roberts: What are you doing with all the space?
- Mr. Anderson: Bible school, for those interested there would be 3 credit hours of school. I can't put a number on who will be there. The space is ideal for a church and school. With a change in use we can go forward.
- Mr. Roberts: A formal application is to be addressed and a site plan to be submitted.
- Mr. Gray: About water and sewer, the owner of the building maintains this. The owner should have reports for the sewer disposal system.
- Mr. Anderson: Sure there are more than 25 people in there now.
- Mrs. Anderson: Do you have the number and title of Peter Marlow?
- Mr. Gray: 486-3404 Sr. Public Health Engineer.
- Mrs. Roberti: A school requires 10 acres. You have 2 acres.

- Mrs. Anderson: It's not that kind of school.
- Mrs. Smith: It's like a seminar.
- Mrs. Anderson: Up to 20 students. Teaching 1 or 2 courses a week. 1 to 2 nights a week.
- Mr. Anderson: Thank you.

**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)

- |         |                |          |
|---------|----------------|----------|
| Present | Mike Gillespie | Engineer |
|         | Bob Emig Sr.   | Owner    |
|         | Bob Emig Jr.   |          |
- Mr. Gillespie: This is a 2 lot subdivision on Cedar Hill Road, across from Theresa Blvd. The existing home has an existing well and sewer. A new home will be on the second lot.
- Mr. Valdati: There will be a total of 2 homes, one new and one existing.
- Mr. Gillespie: The barn and garage was removed with a building permit.
- Mr. Valdati: How is the water issue?
- Ms. Leed: Terrible.
- Mr. Gillespie: A well needs to be drilled.
- Mr. Emig: The existing well is fine.
- Ms. Leed: Is the property steep?
- Mr. Gillespie: Not much. It all grades off, drainage litigation will be later on. The sewer line al the road is deep enough.
- Ms. Smith: A second well is needed.
- Mr. Malafronte: Is there a road dedication?
- Mr. Gillespie: 25 feet from the center of the road will be dedicated to the town. Mr. Emig just purchased the property and test were done.
- Mr. Valdati: This is a standard subdivision.

- Mr. Gray: We will check it is connected to the sewer.
- Mr. Fanuele: The property will get a bill.
- Ms. Bettina: We will see you after you submit a formal application.
- Mr. Gillespie: Thank you.

**11-3231/ Wappinger Shopping Plaza Water Line** – To discuss a proposed new water line and meter pit on 12.98 acres in an SC Zoning District. The property is located at **1488-1506 Route 9** and is identified by **Tax Grid No. 6157-02-653974** in the Town of Wappinger. (Bodendorf)

Present                      John Bodendorf                      Hudson Valley Design Engineer

- Mr. Bodendorf: There is a new parallel waterline dedicated to the village. The shopping plaza gets it's water supply from the village. They require the work to be done as a condition of their water contract. This came up when Sonic came through with their site plan. Work was 90% done the waterline is completely installed. The North-West corner water pit will be raised 4 to 5 feet to drain in daylight, material will be added to bury the pit. Top soil and seed will finish it off.
- Mr. Fanuele: Where will the pit be located?
- Mr. Bodendorf: The same place as the others.
- Mr. Malafronte: Ten feet from Route 9 by Sonic it will be located.
- Mr. Bodendorf: Material will be brought in but it will still be lower than the road.
- Mr. Malafronte: Will the vent line be visible?
- Mr. Bodendorf: No, it will not be visible.
- Mrs. Roberti: I met with Mr. Bodendorf in the field and he suggested that he wanted to talk to the PB.
- Mr. Fanuele: Will this tie in with Riverbend?
- Mr. Bodendorf: No, it has nothing to do with them. The Plaza will now be separate from the main system.
- Mr. Valdati: How long will it take to install?
- Mr. Bodendorf: Most of it is done already. Within a week the pit will be done. Thank you.

**11-3232 / Farm to Table Bistro** – To discuss a proposed bakery - restaurant in an existing 3,810 sq. ft. building on 9.91 acres in a HB Zoning District. The property is located at **1083 Route 9** and is identified by **Tax Grid No. 6156-02-710924** in the Town of Wappinger. (Lawrence)(Paggi)

- Present                      John Lawrence                      Owner
- Mrs. Roberti:                      The prior bakery did serve food. It is not an approved use. It is an allowed use but never was reviewed as a restaurant use. I wanted to bring this to the PB attention.
- Mr. Lawrence:                      The parking lot can accommodate 100 cars. We want to take 2 stores and make one big store with a wall separating the bakery and restaurant. There will be a 3 string quartet at dinner time.
- Mrs. Roberti:                      Will there be outdoor seating?
- Mr. Lawrence:                      Maybe later.
- Mr. Roberts:                      You should address this with the PB and get it out of the way.
- Mr. Lawrence:                      I would like to get the space open than later comeback to the PB to address the outdoor seating.
- Ms. Bettina:                      Is there only one floor?
- Mr. Lawrence:                      Yes, for the restaurant. There are apartments upstairs.
- Mr. Valdati:                      This sounds due able. Make a complete application to submit.
- Mr. Lawrence:                      Thank you.

**Miscellaneous:**

**Friendly Motor Cars** – To discuss changes to the approved site plan.

- Mr. Valdati:                      The garage doors should not have been put there. Now we have to legitimize them.
- Ms. Smith:                      It happens all the time. They should be punished.
- Mr. Valdati:                      It's easier to ask for forgiveness than to ask for permission.
- Mrs. Roberti:                      Mrs. Zerillo came in to tell me she is very happy. She likes the fence. The noise has been reduced.

- Mr. Gray: Mrs. Pierson called me to say an 8 inch pipe was installed and she is happy that she has no more water.
- Ms. Bettina: Business and people do things prior to approval. What can be done about this?
- Mrs. Roberti: Architect plans were approved and Claris Construction didn't see the approved plans. The doors were changed, 35 lighting poles were approved and they are only proposing only 24. The changes were done positively.
- Mr. Valdati: People don't ask to see the approved plans.
- Mrs. Roberti: The contractor didn't do this on purpose.
- Mr. Roberts: Are the plans approved by the building dept.?
- Mrs. Roberti: Yes. They were on the plans.
- Mr. Fanuele: How are the doors viewed by the neighbors?
- Mrs. Roberti: She came about the poles going up. I showed Ms. Zirello only the pole in the back. She was content with that. The number of doors was not an issue.
- Mr. Malafronte: The trees were not in yet. Will the retention pond between Adams and Friendly be wet all the time?
- Mr. Gray: Yes, that's where the water will go. Mrs. Pierson is happy that she won't have to deal the water any more.
- Mr. Malafronte: Some stuff on basic site design changes, the building inspector can go out and approve it then come back to the PB and say that it's done and just modify the site plan. It's very simple, like the doors. They made a site change but if they notify you then it would be ok. Building inspectors can do that.
- Mr. Gray: A building permit was submitted and the PB approved. They did get a building permit. They were not hiding anything.
- Mr. Valdati: Can a building inspector allow changes?
- Mr. Roberts: A field change on the construction site in the ground can be made. A physical change would require them to come back to the PB.
- Mr. Valdati: I don't want to allow a building inspector to allow changes.

Mr. Gray: If the catch basin is needs to be lower and the BI or I were out there, we should be able to allow this.

Mrs. Roberti: I told the contractor to go over his plans and the approved plans, find any discrepancies, and report to the PB what he did.

Mrs. Bettina: Because they are shorthanded it could cause more problems.

### **New / Old Business:**

#### **Chapel of the Sacred Mirrors** - Site visit prior to project coming back to the PB.

Mrs. Roberti: Mr. Cappelli, the engineer, wants to know if the PB would be interested in making a site visit and see what the plans are about.

Ms. Bettina: I think that is a good idea.

Mr. Valdati: I agree.

Ms. Bettina: I Saturday ok?

Mr. Fanuele: April 30, 2011 Saturday at 9:00am.

Mr. Malafronte: I will not be there.

Mrs. Roberti: I will set up the meeting.

#### **Shamrock Subdivision:**

Mr. Fanuele: I keep getting letters saying they did something wrong there.

Mr. Roberts: Are we going to set up a meeting to discuss what occurred. Layout of the subdivision requires sewer lines in the rear yards of some lots. The original design had gravel bed over the sewer easement to allow access for maintenance for a vactor truck to go through.

Mr. Valdati: Didn't someone put a swimming pool in that spot?

Mr. Roberts: Yes, the pump and heater are in the easement. It was not part of the building permit application. We met with Greg Bolner, Mike Tremper and Graham Foster improvements. I want the PB to hear what they have to say.

Ms. Bettina: May 2, 2011 at 6:30pm before the meeting we can meet with Mr. Bolner, Mr. Tremper and Mr. Foster.

Mr. Gray: I will not be there. Mr. Tackis or Mr. Hobday will come.

(Discussion of the water pit took place)

**Obercreek:**

Mr. Fanuele: Is the septic legal?

Mr. Gray: Yes had a meeting.

Mr. Fanuele: Whose property will the septic be on?

Mr. Gray: Mr. Reese's property. Peter Marlow met to see if the concept would work. The county can take it over.

Mr. Fanuele: The plan shows 2 septic systems. I don't agree with shared driveways.

(Discussion of farm equipment, driveway and septic systems)

Mr. Fanuele: Hilltop. What are doing about recreation?

Mr. Roberts: \$5,000 per lot or give up land. It's up to you.

Mr. Fanuele: We have to write a letter if we want land or money.

Mr. Lafko: I would like to sit up with the PB to get more involved and for better understanding of conversation.

Mr. Valdati: If the CCA has something to tell the PB a member can read it into the record.

Ms. Bettina: Add Mr. Lafko to the e-mail list so he gets the same information.

Mr. Roberts: There is no mandate that minutes have to be verbatim. What has to be in the minutes is motions, actions and the gest of the meeting. A summary, vote and roll call on every resolution. Public hearing minutes are very important verbatim.

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

Mrs. Smith: Second the motion.

Vote: All present voted aye.

The meeting ended at 9:50 p.m.

Respectfully submitted,

Susan Dao, Secretary  
Town of Wappinger Planning Board