

# MINUTES

**Town of Wappinger Planning Board**  
**April 15, 2013**  
**Time: 7:00 PM**

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

**Members Present:**

Mr. Valdati:	Chairman	Mr. Malafronte:	Member
Ms. Leed:	Member	Mr. Fanuele:	Member
Ms. Bettina:	Member	Mr. Dao:	Member
Ms. Visconti:	Absent		

**Others Present:**

Mr. Gray	Engineer to the Town
Ms. Roberts	Attorney to the Town
Mr. Stolman	Planner to the Town
Mrs. Roberti	Zoning Administrator
Ms. Rose	Planning & Zoning Secretary

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## SUMMARIZED

**PROJECTS DISCUSSED:**

**OUTCOME**

Andlyn Associates, Inc	Six month extension granted
New Hackensack Professional Building	Six month extension granted
Habitat for Humanity	Motion to give permission to Zoning Administrator to issue Building Permit.
Valvoline	Motion to authorize permit
Bikeway	Conceptual application needs to be submitted

Mr. Valdati: Please rise for the Pledge Allegiance.

Mr. Valdati: Can we please have a moment of silence for those suffering in Boston.

Mr. Valdati: Thank you.

**Mr. Valdati: Next on the agenda is the acceptance of the minutes from March 4, 2013 and March 18, 2013. Do I have a motion?**

**Mr. Fanuele: I make a motion.**

**Ms. Bettina: Second.**

**Mr. Valdati: All in favor?**

**Board: Aye.**

**Mr. Malafronte: Abstain.**

Mr. Valdati: Next on the agenda is:

**11-3225 / Andlyn Associates Inc.**: Seeking their third six month extension on final site plan approval for the proposed relocation of the existing entrance onto New Hackensack Road. This parcel is .873 acres in a GB Zoning District. This extension would begin November 1, 2012 and run through May 1, 2013. 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 April 4, 2011) (Resolution Approved May 2, 2011) (First Extension May 3, 2012 to November 1, 2012)(November 2, 2012 to May 1, 2013)*

**Mr. Valdati: Do I have a motion to grant this extension.**

**Ms. Bettina: I make a motion.**

**Mr. Fanuele: Second**

**Mr. Valdati: All in favor?**

**Board: Aye.**

Mr. Valdati: Next on the agenda is:

**08-3170 /New Hackensack Professional Building**: Seeking their third six month extension on final site plan approval for an 11,981 office building on 2 acres in a GB Zoning District that was approved on May 2, 2011.

This extension would begin November 1, 2012 and run through May 2, 2013. 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 April 4, 2011) (Resolution Approved May 2, 2011) (First Extension May 3, 2012 to November 1, 2012) (Second Extension November 2, 2012 to May 1, 2013)*

**Mr. Valdati:** **Do I have a motion to grant this extension.**

**Ms. Bettina:** **I make a motion.**

**Ms. Leed:** **Second.**

**Mr. Valdati:** **All in favor?**

**Board:** **Aye.**

Mr. Valdati: Next on the agenda is:

Mrs. Roberti: I would like to discuss Wappinger Farms and Kirk Subdivision. Mr. Roberts sent a letter concerning applications receiving preliminary approval and asking for extensions more than 5 years. Wappinger Farms was approved in 2008 and Kirk Subdivision was approved in 2007.

Mr. Valdati: They have both extended over their 5 year mark. Therefore, Kirk Subdivision will have to start all over again and reapply. Has the applicant been notified?

Mrs. Roberti: I asked Sue to put it on the agenda and maybe a letter can come from the board.

Mr. Valdati: Can I have a motion to have a letter sent.

Mr. Roberts: I didn't know this was going to be on the agenda tonight. There was a certain provision in the Wappinger Farm Estates that it was limited to 5 years. We should check Kirk also. It was about that time that the subdivision regulations were amended. The letter should include a copy of the resolution stating the time limit.

**Mr. Valdati:** **I make a motion to have Mrs. Roberti write a letter containing the expiration information.**

**Mr. Fanuele:** **Second. Is Wappinger Farms done?**

Mr. Roberts: Under our subdivision regulation, preliminary approval cannot be extended passed 5 years. They got preliminary approval in 2007 in the case of Kirk, more than 5 years have lapsed.

Mr. Valdati: Next on the agenda is:

**Habitat for Humanity**—To discuss the placement of a temporary shed to store donated material. The property is located at 1708 Route 9.

Mr. Lashlee: My name is Maureen Lashlee and I am the new Executive Director for Habitat for Humanity in Dutchess County. We are renting some space at 1708 Route 9. Above that space is a vacant area that the landlord agreed to let us use rent free. We want to put a shed there to hold our goods. The shed will be build by West Point Cadets. We are currently paying for storage and this will help with our costs. Our goods consist of anything from a donated window to our tools. We are looking for a permanent home and would like to find this within 6 months. I want to be honest with you; we may not be out within 6 months and would like permission from you to keep the shed there up to a year. The cadets are building this as a modular and we can take it down when we leave.

Mr. Valdati: Does the owner of the property have to amend the site plan to include this?

Mrs. Roberti: If it was permanent.

Mr. Valdati: Will they have to come in for a permit?

Mrs. Roberti: Yes.

Mr. Roberts: Robert, I think it would be appropriate to adopt a motion from the floor to give permission to the zoning administrator to issue a permit.

Mrs. Roberti: One other thing I would like to bring to the boards attention. I have had issues with a contractor that had his business up there illegally. He left in January and left a large amount of debris and tires. Since the shed is going up there, as an extra bonus the debris is being cleaned up.

Ms. Lashlee: I met with the property owner and with property maintenance and they already started cleaning it up.

**Mr. Valdati: Would anyone like to make a motion to allow the zoning administrator to issue a permit for this shed.**

**Ms. Bettina: I make a motion.**

**Mr. Dao: Second.**

**Mr. Valdati: All in favor?**

**Board:** **Aye.**

Mr. Valdati: Next on the agenda is:

Valvoline – To discuss color changes to building.

Mrs. Roberti: I received two calls from two different businesses in the community. They both wanted me to bring this to your attention and to see if you are ok with this. Valvoline has a shop on Route 9 and this is what it is going to look. (Showing a picture to the board). It is white with red lettering. They will be changing all their building to a tan and red. The urgency here is that their roof is leaking. (Showing a picture to the board) they want to change this area to stucco. Since we do not have a meeting until May, I just wanted to know how you felt. If you are not happy, they will have to wait until May 6<sup>th</sup> to come in.

Mr. Valdati: It seems a minor change. Does anyone have a problem with this?

Mr. Fanuele: Can we reject this even though all the other shops will have these colors?

Mr. Stolman: Yes, say they are going to paint is day glow pink. You do have the right to reject this.

**Mr. Valdati: Can I make a motion to authorize this permit?**

**Ms. Bettina: I make a motion.**

**Mr. Dao: Second.**

Mrs. Roberti: Bikeway would also like to change the color of their building. This building is on the corner of 376 and All Angels Hill Road. (Showing a picture of the building) this is the color of the building now. It is gray with a yellow/orange awning. (Showing a picture of the building) this is what he would like to do. It would be more orange/yellow. I said the board would want to speak to him.

Mr. Valdati: I think we should get a conceptual application and add him to the agenda. At this point in time we will start the interviews for the Planning Board Engineer and the Planning Board Planner.

**\*\*\*\*\*The audio is available upon request for the Planning Board Engineer and Planner\*\*\*\*\***

**Mr. Valdati: Can I have a motion to close this meeting?**

**Ms. Leed: Motion.**

**Ms. Bettina:**

**Second.**

Meeting Ended:

10:07pm

Respectfully,

Sue Rose, Secretary  
Planning Board