

MINUTES

Town of Wappinger Planning Board
May 20, 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-Absent
Ms. Visconti:	Member		

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

SUMMARIZED

PROJECTS DISCUSSED:

OUTCOME

Odyssey Diner	Resolution moved
Obercreek Subdivision and Lot Line Re-alignment	Submit Phase 2
Kowalsky Lot Line Realignment	Prepare Resolution
Chelsea Farm Subdivision	Going to Town Board
Jack's Auto of Dutchess	Motion Moved to store DOT equipment
DCH Temporary Detailing Facility	Submit amended site plan
NYCDEP mitigation	Letter to Town Board authorizing the contractor
RFP	Moved to next meeting when there is a full board

Mr. Valdati: Please rise for the Pledge Allegiance.

Mr. Valdati: Can we have a moment of silence for the people in Oklahoma, who are suffering with the terrible tornados.

Mr. Valdati: Next on the agenda is:

13-3274/Odyssey Diner – To vote on a resolution for modifications and upgrades to the approved site plan for the proposed diner which is on 1.22 acres in an HB Zoning District. The property is located at **1515 Route 9** and is identified by **Tax Grid No. 6158-04-572057** in the Town of Wappinger and **Tax Grid No. 6158-19-569062** in the Village of Wappinger. (Gillespie) (PH opened and closed 1-04-12)(Resolution signed January 18, 2013)

Mr. Gillespie: We were here before the board two weeks ago and it was determined that the changes to the diner was not substantial and did not require a public hearing. We are here tonight to vote on the resolution that includes the new modifications and upgrades. I did receive a copy of the resolution from David's office and it is everything that we spoke about.

Mr. Valdati: Does anyone on the board have any questions?

Mr. Valdati: Not hearing any, what is the pleasure of the board?

Ms. Visconti: I make a motion to move the resolution.

Ms. Bettina: Second.

Mr. Malafronte: Are we addressing the sprinkler system?

Mr. Gillespie: We are connecting to the Village water supply. The building plans that we have do show that.

Mr. Malafronte: Will that be shown later on because there is no piping run at all.

Mr. Gillespie: We have to make that connection. We have to have a dedicated separate supply for the sprinkler. It is highlighted in Bob's letter and in the site plan we show a separate trench for the sprinkler system.

Mr. Valdati: All in favor?

Board: Aye.

Mr. Valdati: Next on the agenda is:

11-5159 / Obercreek Subdivision and Lot Line Re-alignment: To discuss a proposed 14 lot subdivision and lot line re-alignment on 32.95 acres in an R-40/80 zoning district. The property is located on **New Hamburg Road & Marlerville Road** and is identified as **Tax Grid No. 6057-02-997768/ 6157-01-030738** in the Town of Wappinger. (Chazen)

Mr. Ahern My name is Kyle Ahern and I am with the Chazen Company and we represent Obercreek.

Mr. Valdati: Have you received the correspondence from Frederick P Clark’s office?

Mr. Ahern: Yes. We were last before you in 2012. There has been a lot of work done regarding the community septic. The layout is very similar but we previously been proposing bringing the community septic system down towards the Wappinger Creek. (Pointing to the map) There is a dedicated area down here. After that meeting, we started some cost estimating and with the aranco technology that we wanted to use; the cost were ballooning and it did not make sense. We revisited the system and we meet with the county and they liked the idea of using their pure flow biofilter pods. It is a different technology and it is achieving the same as the previous technology. By doing this we are reducing the distance the sewage has to travel. (Pointing to the map) It is containing the entire subdivision on these two parcels. There were also concerns after the previous meetings because some of the common driveways were on lots that they were not having access to. We went back and fixed that. (Pointing to the map) There is also a concern about the wetland buffers here, we had a driveway that was partially in that buffer. We reconfigured lot 14 and lot 6. Those now achieve access without going through the buffer area. With that we now can show individual access for each lot without the need for those types of driveways. In the future, if need be, those lots can still have their own access. We wanted to come back here to refresh everybody on this project and where we stand now and to see if the board or professionals have any concern.

Mr. Stolman: Does the board have any concerns?

Mr. Ahern: I know the plat needs a certain amount of work. We haven’t gone through that process yet. We weren’t sure if everyone was going to be happy with this layout.

Ms. Visconti: Based on the previous submission, the farming was going to be in the middle; now all the farming is going to be on Lot 6.

Mr. Ahern: Yes, you are correct.

- Ms. Visconti: I believe parcel A was going to be the septic system or treatment plant for all those homes and you were going to have a HOA. The homeowner would pay a fee and then have the septic system emptied yearly as a freebie.
- Mr. Ahern: The County has decided to take over the system. Parcel A will be handed over to them and there will be no HOA. The sewer will be owned by the county. There will be storm water district and a water district.
- Ms. Visconti: They will have their sewers emptied free of charge.
- Mr. Ahern: Yes.
- Mr. Roberts: You are proposing a Town Sewer District to be operated by County or will it be a Town District?
- Mr. Ahern: It will be operated by the Dutchess County Waste Water Management.
- Mr. Roberts: Who will form the District?
- Mr. Ahern: The County will have to form the district. We will ask permission from the Town Board.
- Ms. Visconti: Will you still have gated driveways?
- Mr. Ahern: No.
- Mr. Ahern: We don't have a final storm water report or bio retention design associated with that yet.
- Ms. Visconti: How long are the driveways?
- Mr. Ahern: (Pointing to the map) this is the longest driveway here.
- Mr. Stolman: We did mention that each lot has the capability of their own access under those circumstances the Planning Board can allow these common driveways which we believe are feasible. With respect to site distance, the plan should indicate that foliage should be 10 to 15 feet off of Marlerville Road. This should be shown on the plans to achieve site distance in that direction. In respect to the biofilter pods, I will refer to Bob. What mechanism do you have if the agricultural area ceases?
- Mr. Ahern: The deed will reflect that.

- Mr. Stolman: In respect to the Indiana Bat, some more work needs to be done with outside agencies.
- Mr. Stolman: The Phase 1B, the architectural investigation indicates that there should be a Phase 2. Will you be doing that?
- Mr. Ahern: Yes.
- Mr. Fanuele: You said Lot 6 will be agriculture? You have a house in there now.
- Mr. Ahern: The lot is this whole center district. We are demonstrating it is buildable. That is why a house is shown there.
- Mr. Fanuele: So there will be no house there?
- Mr. Ahern: No.
- Ms. Leed: Is there one contractor to build all these homes or will the lots be sold individually?
- Mr. Reese: My intention is to maintain some control of what happens there. I am hoping to be partnering with some builders to put up some model homes and then sell the lots.
- Ms. Leed: Is SHIPPO putting restrictions on you because this is a historical site?
- Mr. Ahern: We believe there will be no restrictions but we do have to complete Phase 2.
- Mr. Gray: What are the rights of the homes in the subdivision to the agricultural lot?
- Mr. Reese: It is not their property.
- Mr. Ahern: It is open to whoever owns Lot 6.
- Mr. Reese: We are working on the farming rights now. We are selling lettuces to Adams and we will continue that effort going forward. I want to make sure this subdivision stands on its own with a lot of open space.
- Mr. Malafrente: On the sewer conversion and septic systems for each house, what does that do?
- Mr. Ahern: When we get closer to construction, we will supply more information.
- Mr. Malafrente: Did the DEC and the Dept. of Public Works get notified?

- Mr. Gary: I think it is more when the plan gets solidified they will be able to supply us with those details. Where the sewer lines will be and the elevation of the sewer lines, and the slopes to get from each house to the sewer system.
- Mr. Malafronte: Does that means they have to come to us with a new site plan and elevations?
- Mr. Gray: There will be additions to this and elevations will be added. I just want to make it clear you will get that.
- Mr. Fanuele: If you make this agricultural, how are you going to get the stuff out to the road?
- Mr. Ahern: (Pointing to the map) There is an access road here.
- Mr. Malafronte: David, should we do SEQRA or Type 1 on this?
- Mr. Stolman: I believe we already did.
- Mr. Malafronte: Even now with the changes to Lot 6.
- Mr. Roberts: We established the Planning Board as lead agency. Now as the plan evolves you will now have to finalize SEQRA.
- Mr. Stolman: I think Frank's question is the plan has changed so much do we have to redo the designation of lead agency. The answer is no.
- Mr. Valdati: Are you sure what is needed of you?
- Mr. Ahern: I know David said we should discuss with the Zoning Board the need of use a variances but don't we need to finish the SEQRA process first?
- Mr. Stolman: I believe so. You can go there but you cannot get a decision until the SEQRA process is complete.
- Mr. Ahern: Procedurally, what would you like us to do next? Should we schedule a Public Hearing, work on the SEQRA, or go to the Zoning Board? Please tell us.
- Mr. Roberts: I think it was measured in prior correspondence one of the alternatives is to do a 288 subdivision. There are two variances required. A use variance and an area variance. I think we should address the SEQRA issues so when it does get to the Zoning Board everything will be resolved.
- Mr. Ahern: What would you like the next step to be? Do you want us to respond to the comment you have made or should we talk about SEQRA.
- Mr. Stolman: How far away are you from the cultural archeological issue and how far away are you from the Indiana Bat issue?

- Mr. Ahern: I would say it would be resolve in about a month.
- Mr. Stolman: I think those are the two big ticket items that are unresolved. If those are going to be resolved in a month time, I don't want to speak for the board but I think we could issue a Neg Dec soon. The Zoning Board cannot act on the variances but they can consider it.
- Mr. Ahern: We will start to work on the open issues and we will get on the Zoning Board's agenda and start to discuss it. We will come before this board again and hope we can get a Neg. Dec.
- Mr. Malafronte: If this is a Type 1, we than change it to a Neg. Dec?
- Mr. Roberts: A Type 1 just means that it is an application that might require an Environmental Impact Statement. At the conclusion of every Environmental Review, we either have to declare a Neg Dec or a conditional Neg Dec. This will identify any environmental issues.
- Mr. Malafronte: Until they get back to us with the rest of the issues, we will not be able to do that.
- Mr. Roberts: Until we get more information.
- Mr. Ahern: David mentions tree identification on the property. I believe the board does have the ability to waive that requirement. We would like to request that the board does waive that because it is a very labor intense requirement for us.
- Mr. Stolman: I believe the precedence that the board has established when an applicant has come in and asked, in two cases that I can remember, to be to shown trees that are 20 feet in caliber or greater in the area that are going to be disturbed instead of every tree on the property.
- Mr. Ahern: We would find that to be reasonable.
- Mr. Valdati: Can I have a motion to that from someone on the board?
- Mr. Valdati: Ms. Leed makes the motion and Mr. Malafronte seconds.**
- Mr. Valdati: All in favor?**
- Board: Aye.**
- Mr. Roberts: I need clarification on the variances that are needed. This property is going to be used for single family residential purposes and for agricultural land. There is going to be a common septic system. If this is going to be a residential subdivision and there is going to be an onsite water and sewer system, you wouldn't require a variance for the area which is dedicated to the sewer system or the water system. I don't know why you think you need a variance.

- Mr. Ahern: I think the issue comes about because the county is going to want to own the piece of land that the sewer disposal system is situated on. We don't want to give the county a full size lot. We want to give them enough land so that the system fits on it with an appropriate area.
- Mr. Roberts: The memo talks about a use variance.
- Mr. Ahern: I believe we need 3 variances and a use variance.
- Mr. Roberts: I think this all has to be intergraded with what the county wants to do. We will have further discussions concerning the variances.
- Mr. Valdati: Next on the agenda is:

13-5166/Kowalsky-Lot Line Realignment- To discuss the lot line realignment of 8.22 acres. The properties are located at **164 and 168 Old Hopewell Road** and are identified by **Tax Grid No. 6157-01-422545(164 Old Hopewell Road) and 6157-01-447532(168 Old Hopewell Road)** in the Town of Wappinger.(Kowalski)

- Mr. Kowalski: I think this is straight forward. I want to take some more of my parents property so in doing so I need the plot line realigned. It would change me from 1.23 acres to approximately 3.8 acres. It only pertains to my mother's lot and mine. It does not affect any other properties around.
- Mr. Valdati: This seems like a straight forward piece of business. Does anyone have any questions?
- Ms. Leed: There is no construction involved at all?
- Mr. Kowalski: No.
- Ms. Visconti: David did say we could waive the Public Hearing; also the topo and the trees.
- Mr. Valdati: Can I have a motion to waive the Public Hearing?
- Ms. Visconti: I make a motion to waive the Public Hearing, topo and the trees.**
- Ms. Bettina: Second.**
- Mr. Valdati: All in favor.**
- Board: Aye.**
- Mr. Valdati: Can I have a motion to authorize our Planner to write a resolution.**
- Ms. Visconti: So moved.**

Ms. Bettina: **Second.**

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

Board: **Aye.**

Mr. Valdati: Next on the agenda is:

10-5155 – Chelsea Farm Subdivision: To discuss a proposed 18 lot subdivision in an R-40/80 zoning district on 186.8 acres. This parcel is located on **Chelsea Road (County Route 92) & North River Road** and is identified as **Tax Grid No. 6056-01-138527 (102.7 acres) & 6056-01-190688 (84.1 acres)** in the Town of Wappinger. (Koehler)

Mr. Koehler: I would like to give you an update. The last time we were here we talked about the shaft disposal coming to our site. This idea changed when they changed contractors. We looked at the drawings again and tried to come up with some different grading ideas.

Ms. Visconti: When we went on a tour of the DEP, this conversation was brought up. They told us they would love to talk to you. They did say they changed contractors but they (the DEP) would love to talk to you.

Mr. Koehler: I have had conversations with Dan Michaud. I also had a conversation with a contractor from New Jersey and he was not willing to dispose anything to this site.

Mr. Gray: There is top soil to be removed over the shaft. They will retain that on site to use after they are done. The over burden from the top soil down to the top of the rock, which is approximately 70 feet, they will not retain that on site. Dan was told by the previous subcontractor that they were going to keep the over burden on site and it changed, so it was not available. Now it is available.

Mr. Koehler: It was the first subcontractor, that is the reason we are here tonight because he said he was going to give us the over burden. After they got rid of the subcontractor, then they told us it wasn't going to be available. They may have changed their minds since.

Mr. Gray: It is available; the only thing they are going to use on site is the top soil. I wanted you to know this, if you use it or not.

Mr. Koehler: There is a possibility that we may use some of it. We could consider taking some rock and using it as driveway sub base. We could use it for our swales and that would eliminate some of the trucks coming into our site and going away from the site. What we are thinking about was let's get our subdivision approval

and when October comes around and we can clear some trees then maybe we can take some of the soil.

- Ms. Visconti: On the survey notes, the flood plain area, they are looking at flood plains map dated September 22, 1999. The flood plain maps changed as of October 2012.
- Mr. Koehler: (Pointing to the map) it is a little lower over here. We can update that.
- Ms. Visconti: My concern is I want those people to have those certificates.
- Mr. Koehler: I took a look at that and it was a foot lower in Chelsea than they have from their old map.
- Mr. Valdati: A question on the conservation easement. Al do you have any questions about that?
- Mr. Roberts: There was some confusion on how the conservation easement was to be maintained. One is by restricted covenant but the restricted covenant requires the property owners to enforce it under the Environmental Conservation Law. You have to have an interested party with a qualified party to administer it. It is usually the municipality or someone like Scenic Hudson. They would come in and make sure the conservation restrictions are being upheld. We did do this for Adam's and the town has accepted the easement.
- Mr. Koehler: What is your recommendation?
- Mr. Roberts: In my opinion, you should go to the Town Board and make a formal request that the town be the party to take care of the easement.
- Mr. Koehler: Should we wait the SEQRA decision?
- Mr. Roberts: The Town Board cannot accept anything but at least you can get a preliminary; to see if they will or will not do it. Then you can incorporate it into SEQRA.
- Mr. Koehler: The conversation with the DEC and the Fish & Wildlife Service want to know who will be controlling the easement. We have seen that the town has taken on these types of easements.
- Mr. Malafrente: There have been some prevision notes from David, have they been addressed?
- Mr. Stolman: No.

- Mr. Malafronte: He still has to get back to us on Lot 6, 15, 16, 17. What type of fill is going to be used? What about the impact on the streams? I don't know if you got in touch with the Army Corp of Engineers, this goes back to last year.
- Mr. Koehler: That was if we were going to be near the Army Corp wetlands. We are more than 100 feet from any of them. We have zero wetland disturbances at all in this plan. We are disturbing a small town wetland buffer right down here (pointing to the map). One of the changes you might notice this lot (pointing to the map) was previously down here has been taken out.
- Mr. Malafronte: That was Lot 18 but we still have problems with 15, 16, and 17.
- Mr. Koehler: There are no problems I am aware of.
- Mr. Malafronte: Wasn't it the fill content?
- Mr. Gray: That was when he talking about bringing material from the DEP and currently they are not doing that.
- Mr. Malafronte: Don't they need the fill to stabilize the septic?
- Mr. Koehler: No, we put together a phasing plan.
- Mr. Gray: We have a lot of detailed questions and Dan and I and David are on the same page. For the project to be considered for any progress the answer is the endangered species needs to be addressed.
- Mr. Koehler: We cannot address that until we know who is holding the conservation easement.
- Mr. Gray: That is the bottom line.
- Mr. Koehler: We are going to go to the Town Board.
- Mr. Valdati: Next on the agenda is a conceptual:

13-3276 / Jack's Auto of Dutchess: - Seeking permission to allow the NYSDOT to temporarily store material, lights, trucks and employee vehicles on site while repaving of Route 9D is completed. From May 21, 2013 through June 10, 2013. Property is located at **2079 Route 9D** and is identified as **Tax Grid No. 6057-04-0785105** in the Town of Wappinger.

- Mr. Gennodie: My name is Victor Gennodie and I represent John Ferraro who owns Jack's Auto of Dutchess. He asked me to speak to the board on his behalf. We are looking to get some of the millings off of 9D for grading of the parking area and in return they asked us to allow the equipment off of the road at night time because of our level property. The lighting equipment and rollers need to be off of the main road. In doing so they are going to give us the some of the millings so we can grade the parking lot. We have a

permit in process with Barbara. We contacted the DEC to see if there were any problems storing the millings on there. The DEC gave us a letter stating they have no objections to parking the vehicles on the grass area as long as we didn't tear it up. We also have a permit with them for grading. There is a little tool shed in the front which will be demolished. We do have a permit for that. We intend to bring the property up to speed.

- Mr. Valdati: When NYS deposits the mill material, how high will it be?
- Mr. Gennodie: Maybe 6 feet high. We have a designated area for the material.
- Mr. Valdati: It will be out of the wetlands?
- Mr. Gennodie: It is out of the buffer and we have an application with the town to grade those areas. What happens now, Route 9D has no catch basins. The water, almost 300 feet south, drains this way and does not get off the pavement. It runs on the shoulder and comes in this driveway. We would like to grade the property so in the future the property can be used as a used car lot or storage for someone selling mulch.
- Mr. Valdati: You are not here to ask for a grading permit. You are just asking for a temporary ruling to store the DOT's equipment.
- Mr. Gennodie: Yes.
- Mr. Valdati: Do we have a motion to temporarily store the DOT equipment on this property?**
- Ms. Visconti: So moved.**
- Mr. Malafronte: Second.**
- Mr. Valdati: All in favor?**
- Board: Aye.**
- Mr. Valdati: Do we need to forward anything to the Town Board?
- Mr. Valdati: There was a motion to have Mr. Stolman prepare a resolution.
- Ms. Leed: By the time the resolution is prepared, the project will be over.
- Mr. Roberts: Move it by a motion.
- Mrs. Roberti: There is a part two to this. He does need this tonight but he does have a grading permit.
- Mr. Gennodie: The weather and if any problems occur will dictate the length of time.
- Ms. Visconti: 60 days seems reasonable and if they run into a problem come back to the board.

- Mr. Stolman: Do you want to put a limitation on how tall the piles can be.
- Mrs. Roberti: And how close to the road.
- Mr. Gennodie: 15 to 20 feet from the guard rail; our buffer zone is narrow so we will have to go higher and longer.
- Mr. Gray: It should be 1 on 3 with a height of 8 feet.
- Mr. Valdati: Let's incorporate Mr. Gray's measurements in the resolution.
- Mr. Gray: I would say leave the base 5 feet away from the road and 5 feet away from the buffer.
- Ms. Bettina: 5 feet is close to the road.
- Mr. Gray: Not the road, the right away.
- Mr. Stolman: Since we are doing this in a rough way, with a plan that is not to scale. You may want to authorize Barbara to look at this as it is going in. She can make any necessary adjustments in the field.
- Ms. Visconti: I amend my motion to include everything Bob has said with a 60 day maximum. If you go further than 60 days you will have to come in and Mrs. Roberti to do field inspections and to adjust our motion as needed so you can get this done.**
- Mr. Valdati: Do I have a second.**
- Ms. Bettina: Second.**
- Mr. Valdati: All in favor?**
- Board: Aye.**
- Mr. Valdati: Next on the agenda is:

13-3277/DCH Temporary Detailing Facility-To discuss the placement of a temporary building for auto detailing during the construction of the new showroom/service building. The property is located at **1349 Route 9 & 615 Old Route 9 North** and is identified at **Tax Grid No. 6157-02-585606/589645/589645/558657/553706** in the Town of Wappinger. (Paggi)

- Mr. Paggi: I think everyone is familiar with this site. A few years ago we were before this board to have this approved as a recondition center and this down here is an inventory center (pointing to the map). Lee called us a couple of days ago because he needs a detailing facility while the shop is being renovated. This is a 40 x 48 building. I don't think it would need any variances. We are right up against the back yard setback and about

95 feet from the front yard where 50 feet is required. We are still in the coverage requirements. This will be a temporary facility and it will be used for detailing. There will be some car washing here. We are proposing a temporary building with a paved floor with a catch basin and a holding tank. Whenever the holding tank fills up, a licensed hauler will come and empty it out. This is the easiest way to do this on a temporary basis.

- Ms. Visconti: Can you define temporary?
- Mr. Paggi: About 18 months.
- Ms. Leed: Is this going to be a real building?
- Mr. Paggi: We are thinking pole barn or a fabric building. We are not leaving any option unturned.
- Ms. Leed: It will be taken down afterwards?
- Mr. Paggi: That is what we are thinking. It will have to be heated in the winter. We are here tonight to see if something like this is doable. We are asking your consideration.
- Mr. Valdati: Any questions Mr. Stolman.
- Mr. Stolman: I think everything has been covered. The board would need to know what kind of building it will be before a decision can be made. It seems natural that this would be needed as part of the construction site.
- Mr. Valdati: If I remember when you got the ok for the inventory parking, there was a neighbor that was not happy. We may have to have a Public Hearing for this amended site plan. Does anyone have a problem with this being a temporary structure?
- Ms. Leed: Should we authorize a Public Hearing this evening?
- Mr. Valdati: I believe we would need documentation first. Mr. Stolman what do you think?
- Mr. Stolman: I believe the only thing we would need is the elevation of the structure. Color and what it is made of.
- Mrs. Roberti: We would need an amended site plan sent to us.
- Mr. Valdati: If we receive all of this, by the next meeting we can authorize a Public Hearing.
- Mr. Valdati: Next on the agenda is:

NYCDEP – Noise mitigation

- Mr. Valdati: Does everyone have the information on this consultant and the fees he will be charging. It is important to remember that NYCDEP is responsible but it is important that we

hire. That authorization has to come from the Town Board. Do I have a consensus on our board as to employing this individual?

- Ms. Visconti: I don't have a problem with this. His recommendation has come from our engineer.
- Mr. Valdati: Do I have a motion to have a letter drafted to the Town Board stating we recommend that the contract be awarded to this firm.
- Mr. Roberts: We meet with Barbara Gutzler today and the basic contract is ok. There are some provisions and fees that need to be addressed.
- Mr. Gray: We need to hire noise experts to monitor the DEC noise levels.
- Mr. Valdati: The Planning Board is satisfied with the credentials and Ms. Gutzler is aware of this firm.
- Mr. Valdati: One member is missing tonight. I would like to hold off on the vote for the professionals until the next meeting when we should have a full board.
- Valdati: I make a motion that the vote be held at the next meeting when we have a full board.**
- Ms. Visconti: Second.**
- Mr. Valdati: Roll call vote.**
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|-----------------|-------------------------|------------|
| Ms. Rose | Frank Malafronte | No |
| | Marsha Leed | Yes |
| | June Visconti | Yes |
| | Victor Fanuele | |
- Mr. Fanuele: I make a motion to amend it. If someone comes up with an emergency we are stuck again.**
- Mr. Valdati: I will rephrase my motion. At the next full board we will hold the election. Do I have a second?**
- Ms. Bettina: Second.**
- Mr. Valdati: Roll call vote.**
- | | | |
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| Ms. Rose: | Frank Malafronte | Aye |
| | Marsha Leed | Aye |
| | June Visconti | Aye |
| | Victor Fanuele | Aye |
| | Angela Bettina | Aye |
| | Robert Valdati | Aye |

Mr. Valdati: Any other question?

Mr. Malafronte: Have we gotten anything from Mr. Musso on Verizon.

Mr. Stolman: You have the report. If there is something else, please let me know.

Ms. Leed: Motion to adjourn.

Ms. Bettina: Second.

Respectfully,

Sue Rose, Secretary
Planning Board