

# MINUTES

**Town of Wappinger Planning Board**  
**November 4, 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:  | Absent   | Mr. Dao:        | Member |
| Ms. Visconti: | Member   |                 |        |

**Others Present:**

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

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SUMMARIZED

**PROJECTS DISCUSSED:**

**OUTCOME**

|                      |   |
|----------------------|---|
| Prestige Mini        | Negative Declaration granted<br>Resolution to be prepared |
| Thurston Residence   | Lead Agency Declared<br>Resolution to be prepared         |
| Delvescovi Plot Plan | Resolution to be prepared                                 |

Mr. Valdati: Please rise for the Pledge Allegiance.

Attendance please:

|           |                  |        |
|-----------|------------------|--------|
| Ms. Rose: | Robert Valdati   | Here   |
|           | Frank Malafronte | Here   |
|           | Marsha Leed      | Here   |
|           | Max Dao          | Here   |
|           | June Visconti    | Here   |
|           | Victor Fanuele   | Here   |
|           | Angela Bettina   | Absent |

Ms. Valdati: First item on the agenda is Adjourned Public Hearing:

**13-3273/Prestige Mini-** To vote on a Negative Declaration for the application of **Prestige Mini** to construct an 18,750 square foot Motor Vehicle Sales Establishment on 4.41 acres in a HB zoning district, including their applications for a special permit, site development plan approval, a wetland disturbance permit, and variations of signage requirements pursuant to section 240-29 (B). The property is located at **1162 Route 9** and is identified by **Tax Grid No. 6157-04-674155** in the Town of Wappinger. (Paggi)

Mr. Paggi: We are here tonight because we understand that Mr. Stolman has prepared a Negative Declaration.

Ms. Visconti: I move the resolution for a Negative Declaration as prepared by our planner.

Ms. Leed: Second.

Mr. Valdati: Roll call vote.

|           |                  |     |
|-----------|------------------|-----|
| Ms. Rose: | June Visconti    | Aye |
|           | Victor Fanuele   | Aye |
|           | Frank Malafronte | No  |
|           | Marsha Leed      | Aye |
|           | Max Dao          | Aye |
|           | Robert Valdati   | Aye |

Mr. Valdati: Do I have a motion to have a resolution prepared for the next meeting?

Ms. Visconti: I make a motion to have the planner to the town prepare a resolution for the next meeting.

Mr. Dao: Second.

Mr. Valdati: Roll call vote.

Ms. Rose: June Visconti Aye  
Victor Fanuele Aye  
Frank Malafronte Aye  
Marsha Leed Aye  
Max Dao Aye  
Robert Valdati Aye

Mr. Valdati: The next item on the agenda is:

**13-3291/Thurston Residence**-To discuss the construction of a new 2-1/2 story, wood framed single family residence in the Wheeler Hill Historic District. The area of the proposed structure will be approximately 7,500 square feet total on two floors (4,200 square feet on the first floor and 3,300 square feet on the second. The property is located at **600 Wheeler Hill Road** and is identified as **Tax Grid No. 6057-02-619533** in the Town of Wappinger. (Hibbs)

Mr. Hibbs: Since the last time we met, we have made some design changes. (Referencing the hand outs) these are the most current changes. There was a house here in terrible condition that was demolished (Pointing to the map). The house was here. Before demolishing, we tried to salvage what we could from the house. The house we are proposing is a replacement of that house. It will be very similar in architectural style. We did try to salvage the brick but it was in such bad shape that it crumbled in their hands. We will be using this brick (showing a sample) which is very similar. It will be on the base of the building and the chimney. In the set you have there are examples of the first and second floor plans. (Mr. Hibbs reviews the plans with the board)

Ms. Visconti: This is a stunning house.

Mr. Hibbs: Thank you.

Ms. Leed: This is such a large house are you addressing energy efficiency?

Mr. Hibbs: Mr. Thurston works for a solar panel company and he is planning to incorporate this but not on the house. There will be a geo-thermal system for heating and cooling. There will be rain water reclamation tanks. We are trying to incorporate as many things as possible.

Mr. Valdati: This seems to be a Type 1, unlisted action. In that it lies in a historic district. There are certain parameters that need to be followed.

- Mr. Stolman: There needs to be a full environmental assessment form filled out. The New York State Historic Preservation Office has been notified.
- Mr. Hibbs: We should be contacted by them in the next couple of days.
- Mr. Stolman: There are no other agencies so by default you are the lead agency.
- Mr. Valdati: Do I have a motion to declare ourselves as lead agency.
- Ms. Visconti: So moved.
- Mr. Dao: Second.
- Mr. Valdati: All in favor?
- Board: Aye.
- Mr. Stolman: Since they are only looking for architectural approval, there is no need for a Public Hearing.
- Ms. Visconti: I make a motion to draft a resolution accepting the architectural design.
- Mr. Dao: Second.
- Mr. Valdati: All in favor?
- Board: Aye.
- Mr. Valdati: The next item on the agenda is:

**13-3292/Delvescovi Plot Plan**-To discuss the replacing of the proposed split rail fence, originally shown on the plot plan dated 2/22/11, with landscape boulders at every 50 feet. The property is on **Old Hopwell Road (Lot 1, Anton Subdivision)** and is identified as **Tax Grid No. 6257-04-575304 in the Town of Wappinger.** (Day)

- Mr. Delvescovi: When I came in for my c/o, I was given a list of things that needed to be done. I did everything but the slit rail fence. I cannot put a fence there because it is all rock. I'm here to see if I can eliminate it or what else can I do. I would also like to discuss the wet lands.
- Mr. Stolman: Are you talking about the wet lands that were delineated by Michael Norwicki? If you look at the southern part of the map, the wet lands are off of your property.
- Mr. Delvescovi: There is only a small portion on my property.

- Mr. Stolman: What is being delineated is the wet land buffer which is 100 feet from the wet lands. That is the reason for the fencing.
- Mr. Roberts: The wet lands is not determined by the amount of water there year round, it is determined by the types of soil and the types of plants that are in the ground.
- Mr. Gray: He is suggesting landscaping boulders.
- Mr. Valdati: I think the fence is not practical because of the rock. What about the landscaping boulders? On your site plan it is indicating a fence.
- Mrs. Roberti: This is a filed map and it shows a fence. We will have to amend it.
- Mr. Roberts: We would need an amended map filed along with the one that has already been filed. To keep fees down we can have Barbara draft the resolution.
- Mr. Gray: I think an easy way to do this is to amend the subdivision map, not only is this effecting this lot but also the lot in the back. If the wording for the fence can just be changed, to say split rail fence or some other type of demarcation. Then that map would replace the existing map.
- Ms. Visconti: I make a motion to have Mrs. Roberti draft a resolution; wording to amend the original resolution and sub division map with notes of changes.
- Mr. Dao: Second.
- Ms. Visconti: I make a motion to adjourn this meeting.
- Mr. Dao: Second.
- Mr. Valdati: All in favor?
- Board: Aye.

Respectfully,

Sue Rose, Secretary  
Planning Board