

# MINUTES

**Town of Wappinger Planning Board**  
**November 3, 2014**  
**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. Ciccarelli:	Member
Ms. Visconti:	Member		

**Others Present:**

Mr. Gray	Engineer to the Town
Mr. Al 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**

Chelsea Farms Subdivision	Resolution Accepted
DCH Service Center & Showroom (Lighting)	Resolution Accepted
All Angels Height Subdivision	Prepare Final Resolution for next meeting.

Mr. Valdati: Roll call please.

Ms. Rose: Frank Malafronte Here  
Marsha Leed Here  
William Ciccarelli Here  
June Visconti Here  
Victor Fanuele Here  
Angela Bettina Here  
Robert Valdati Here

Mr. Valdati: Do I have a motion to accept the minutes from October 6, 2014?

**Mr. Fanuele: I make a motion to accept the minutes from October 6, 2014.**

**Mr. Ciccarelli: Second.**

**Mr. Valdati: Roll call vote.**

Ms. Rose: Frank Malafronte No  
Marsha Leed Yes  
William Ciccarelli Yes  
June Visconti Yes  
Victor Fanuele Yes  
Angela Bettina Yes  
Robert Valdati Yes

Mr. Valdati: The first item on the agenda is a Public Hearing on:

**10-5155 – Chelsea Farm Subdivision:** The Town of Wappinger Planning Board will conduct a public hearing on preliminary application for Chelsea Farms Subdivision for their proposed 17 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) (LA 4/9/10)

**Mr. Valdati: Do I have a motion to open the Public Hearing?**

**Ms. Visconti: I make a motion to open the Public Hearing.**

**Ms. Bettina:**                   **Second.**

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

**Board:**                   **Aye.**

Mr. Koehler:               My name is Dan Koehler and I'm with Hudson Land Design. This will be a 17 lot subdivision. (Pointing to the map) This subdivision is a combination of two parcels. They are in the R40/80 zoning district. They will have their own wells and septic. There will be several storm water management systems. We will be improving the site distance along County Road 92. We have worked with the Fish and Wildlife Service concerning some of the endangered species. We have a Flood Plan Development Permit. We have a flood line that runs along River Road North. On Lot 16 we have been able to lift the drive way to take it out of the flood plain. We were not able to keep Lot 17 out of the flood plain completely; so what we did was make a permanent connection between the two lots. We have a Wet Land Disturbance Permit; we have 1259 square feet to a wet land buffer. The Town of Wappinger has a 100 foot buffer requirement.

Ms. McVey:               My name is Rosemarie McVey and I live at 45 Liberty Street. There has been some black bear sited on that property. My other concern is the specific and rare trees that are on that property. There are also two possible grave sites. I was told when I moved to Chelsea that it is possibly the last Wappinger Indian grave site. My other concern is the water line that is being built. The hauling of the dirt that is coming out of the tunnel will be going through Chelsea.

Mr. Valdati:               Mr. Stolman, has anything been said in the application concerning the grave sites?

Mr. Stolman:              We haven't seen anything concerning this but we will look into it and add it to the resolution.

Mr. Moore:                My name is Andrew Moore and I live at 64 River Road North. How many trees will be removed facing River Road?

Mr. Koehler:              One house is set back 200 feet and the other is set back 150 feet on River Road. There are wet lands on the front of the property so not a lot of trees will be removed.

Mr. Fitzgerald:           My name is Brian Fitzgerald and I live at 10 Caroline Drive. On the south side there is a lot of open land and there has been mention of

easements. What will happen in the future? Can the rest be developed sometime in the future?

- Mr. Stolman: There are large conservation easements on these properties and this easement would not allow any development in the future.
- Mr. Gray: I would like to clarify that the dirt from the water line is being brought out through Newburg not Chelsea. The only dirt that is going through Chelsea is the dirt from the shaft.
- Ms. Kellner: My name is Alex Kellner and I live at 80 Easter Road. Are you rezoning these homes to accommodate the wet lands?
- Mr. Valdati: The reason why there are so few lots being developed is because there are wet lands that are going to be preserved. We have made sure there are buffers around them and they are going to be preserved.
- Ms. Kellner: Are the roads going into these home, are the public or private?
- Mr. Koehler: They will be Town roads.
- Ms. Kellner: (Pointing to the map) what is the distance from here to here?
- Mr. Koehler: About 500 feet.
- Ms. Visconti: I had requested from the developer to supply to each of the home owners the base flood elevations.
- Mr. Stolman: That information will be on the plat and each plot plan as well.
- Ms. Kellner: Has an analysis been done concerning the impact of the water runoff to the other established homes?
- Mr. Valdati: Storm Water Management has been addressed within the application.
- Mr. Grey: There will be a Storm Water District formed and the Town will be maintaining it.
- Ms. Kellner: Who takes the responsibility if this fails?
- Mr. Valdati: I would think that once the developer sells the home to the homeowner, it would be the homeowners responsibility. Mr. Roberts what is your opinion?

Mr. Roberts: Storm Water Pollution Prevention practices are mandated by both state and federal laws. They are reviewed by our engineer and the applicant’s engineer. There is a district that is formed and if there is a failure in the district, the district would ultimately be responsible. There would be a review to prove that the design failed. The answer would be that it would go back to the design professional. If the homeowner altered the design, they would be responsible.

Ms. Kellner: Are there culverts along this road?

Mr. Koehler: Yes and then they are diverted to other storm water management basins.

Ms. Kellner: Will there be street lighting on this road?

Mr. Koehler: No.

**Ms. Visconti: I make a motion to close the Public Hearing.**

**Ms. Bettina: Second.**

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

**Board: Aye.**

Mr. Valdati: We have a preliminary resolution before us. What is the pleasure of the board?

**Ms. Visconti: I would move the resolution as amended.**

**Ms. Bettina: Second.**

**Mr. Valdati: Roll call vote.**

<b>Ms. Rose:</b>	<b>Frank Malafrente</b>	<b>Yes</b>
	<b>Marsha Leed</b>	<b>Yes</b>
	<b>William Ciccarelli</b>	<b>Yes</b>
	<b>June Visconti</b>	<b>Yes</b>
	<b>Victor Fanuele</b>	<b>Yes</b>
	<b>Angela Bettina</b>	<b>Yes</b>
	<b>Robert Valdati</b>	<b>Yes</b>

Ms. Rose: For the record, all the mailings are in order.

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

**13-3286/DCH Service Center & Showroom**-To vote on the proposed changes to their approved site plan which include the installation of LED lighting and an additional building mounted light on the southwest corner of the building. The property is located at **1349 Route 9 & Old Route 9 North** and is identified as **Tax Grid No. 6157-02-585606/589645** in the Town of Wappinger. (Paggi)

**Ms. Visconti: I make a motion to move this resolution.**

**Ms. Bettina: Second.**

**Mr. Valdati: Roll call vote.**

<b>Ms. Rose:</b>	<b>Frank Malafronte</b>	<b>Yes</b>
	<b>Marsha Leed</b>	<b>Yes</b>
	<b>William Ciccarelli</b>	<b>Yes</b>
	<b>June Visconti</b>	<b>Yes</b>
	<b>Victor Fanuele</b>	<b>Yes</b>
	<b>Angela Bettina</b>	<b>Yes</b>
	<b>Robert Valdati</b>	<b>Yes</b>

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

**09-5152 / All Angels Heights Subdivision** –To discuss a proposed subdivision of 8 lots on a 22.84 acre parcel in an R-40 zoning district. The property is located on the west side of **All Angels Hill Road** and is identified as **Tax Grid No. 6259-03-410112** in the Town of Wappinger. (Burns) (PH 8-8-13) (Preliminary Granted 10-21-13)

Mr. Burns: My name is Steve Burns and we are here tonight to ask for a resolution for final approval for All Angels Hill Subdivision. It is an 8 lot subdivision. We have gotten our Health Department approvals.

Mr. Valdati: We have received comments from Morris & Associates.

Mr. Gray: The plat and the deed need to be reviewed by the conflict Town Attorney because Mr. Roberts has recused himself from this application. There are four items in the Storm Water Prevention Plan that need to be addressed.

Mr. Roberts: I have recused myself but I think Graham needs to give his opinion on this project.

Mr. Burns: The storm water pond on this property is not very complicated. It is not regulated by the New York State DEC.

- Mr. Valdati: It doesn't look like we are ready to give final approval.
- Mr. Roberts: We are going to need a report from Graham. There is a Town Board issue to be addressed. It is specific to the subdivision. I think this can be resolved by the next meeting.
- Ms. Visconti: We can have a condition in the resolution that the Highway Department is doing this as part of their normal work or the homeowner will take care of it.
- Mr. Valdati: Mr. Stolman will incorporate all of this in a final resolution to be voted on at the next meeting. Do I have a motion to prepare a final resolution?
- Ms. Visconti: I make a motion to prepare a final resolution including the items spoken about here tonight.**
- Ms. Bettina: Second.**
- Mr. Valdati: Roll call vote.**
- |                  |                           |            |
|------------------|---------------------------|------------|
| <b>Ms. Rose:</b> | <b>Frank Malafrente</b>   | <b>No</b>  |
|                  | <b>Marsha Leed</b>        | <b>Yes</b> |
|                  | <b>William Ciccarelli</b> | <b>Yes</b> |
|                  | <b>June Visconti</b>      | <b>Yes</b> |
|                  | <b>Victor Fanuele</b>     | <b>Yes</b> |
|                  | <b>Angela Bettina</b>     | <b>Yes</b> |
|                  | <b>Robert Valdati</b>     | <b>Yes</b> |
- Mr. Valdati: Do I have a motion to adjourn this meeting?**
- Ms. Bettina: I make a motion to adjourn this meeting.**
- Mr. Ciccarelli: Second.**
- Mr. Valdati: All in favor?**
- Board: Aye.**
- Meeting ended: 7:55 PM

Respectfully,

Sue Rose, Secretary  
Planning Board