

# MINUTES

**Town of Wappinger Planning Board**  
**December 1, 2014**  
**Time: 7:00 PM**

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

**Members Present:**

Mr. Valdati:	Chairman-Absent	Mr. Malafronte:	Member
Ms. Leed:	Member	Mr. Fanuele:	Member
Ms. Bettina:	Member-Acting Chair	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
Mr. Larry Paggi	Conflict Engineer

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## SUMMARIZED

PROJECTS DISCUSSED:

OUTCOME

Regency at Wappinger (Hilltop) (Signage)

Resolution Accepted

Ketchum Knolls Subdivision

Resolution Accepted

Ms. Bettina: 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	Absent

Ms. Bettina: Do I have a motion to accept the minutes from November 17, 2014?

**Mr. Fanuele: I make a motion to accept the minutes from November 17, 2014.**

**Ms. Visconti: Second.**

**Ms. Bettina: All in favor?**

**Board: Aye.**

Ms. Bettina: The next item on the agenda is:

**14-3317/Regency at Wappinger (Hilltop) -** To vote on a resolution for the change to their front entry sign. The parcel is located at **All Angels Hill Road & Brentwood Drive** and is identified as **Tax Grid No. 6257-02-630770** in the Town of Wappinger.

**Ms. Visconti: I make a motion to accept the resolution as prepared by our planner.**

**Mr. Ciccarelli: Second.**

**Ms. Visconti: Roll call vote.**

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

Ms. Bettina: The next item on the agenda is:

**14-5169/Ketchum Knolls Subdivision**-To discuss amending their approved 2-lot subdivision on a 1.1 acre. The site layout has been revised to relocate the proposed stormwater mitigation to the southwest corner of Lot #2. The property is located on **Ervin Drive** and is identified as **Tax Grid No. 6258-03-135030** in an R-20 Zoning District in the Town of Wappinger. (Day)

Ms. Bettina: Mr. Larry Paggi will be sitting in as our conflict engineer.

Mr. Lynch: My name is Dennis Lynch with Day Engineering. We did receive final approval for the subdivision plans about two months ago. We have made some revisions to the plans concerning the grading. (Pointing to the map Mr. Lynch describes the changes). We provided one storage area over here on the southwest corner of lot 2 and this will eliminate any need for cross easements. There will be the need for a maintenance agreement with lot 1. We did send these changes to Mr. Paggi's office and it seems the only concern is the maintenance agreement.

Ms. Visconti: Do we need an amended resolution concerning these changes?

**Ms. Visconti: I make a motion to have David Stolman amend the resolution with these changes.**

**Mr. Fanuele: Second.**

Mr. Stanger: I was wondering if you can approve this subject to writing of the new resolution.

Mr. Paggi: I am satisfied and the only thing that is outstanding is the amended resolution and that AI is satisfied with the storm water agreement. That is something that would be subject to the resolution anyway.

Mr. Stanger: Yes I know we have to do a maintenance agreement and it will state that in the resolution.

Mr. Stolman: You have done this before. This is very straight forward.

**Ms. Visconti: I make a motion to approve the amended resolution that will be prepared by our planner as discussed here tonight.**

**Mr. Ciccarelli: Second.**

Ms. Bettina: Roll call vote.

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

Ms. Bettina: Can I have a motion to go into Executive Session for legal advice?

**Ms. Visconti: I make a motion to go into Executive Session for legal advice.**

**Ms. Bettina: Second.**

**Ms. Bettina: All in favor?**

**Board: Aye.**

**Ms. Bettina: I make a motion to come out of Executive Session?**

**Mr. Malafronte: Second.**

Ms. Bettina: Can I have a motion to adjourn this meeting?

**Mr. Malafronte: I make a motion to adjourn this meeting.**

**Ms. Leed: Second.**

**Ms. Bettina: All in favor?**

**Board: Aye**

Meeting ended: 7:56 PM

Respectfully,

Sue Rose, Secretary  
Planning Board