

## MINUTES

**Town of Wappinger Planning Board**  
**April 6, 2015**  
**Time: 7:00 PM**

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

<b><u>Members Present:</u></b>	Ms. Bettina:	Chairman	Ms. Visconti:	Member
	Mr. Ciccarelli:	Member	Mr. Malafronte:	Member
	Mr. Fenton:	Member		
<b><u>Members Absent:</u></b>	Mr. Robert Valdati:	Member		
	Ms. Leed:	Member		
<b><u>Others Present:</u></b>	Mr. Gray,	Engineer to the Town		
	Mr. Paggi,	Conflict Engineer to the Town		
	Mr. Roberts,	Attorney to the Town		
	Mr. Stolman,	Planner to Town		
	Mrs. Roberti	Zoning Administrator		
	Mrs. Ogunti,	Secretary		

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## **PROJECTS DISCUSSED:**

### ***Discussions:***

<b>Osborne Square</b>	<b>-Approved Resolution as amended.</b>
<b>Earth Angels Veterinary Hospital</b>	<b>-Referred to ZBA</b>
<b>The Ridges Subdivision</b>	<b>-To resubmit.</b>
<b>Dutchess Land Development</b>	<b>-On for Public Hearing May 4, 2015.</b>
<b>DeGarmo Plaza</b>	<b>- To meet with Consultants – Resubmit.</b>

### ***Conceptual:***

<b>561-563 Old State Road</b>	<b>-To resubmit.</b>
<b>Sikh Temple</b>	<b>-To resubmit.</b>

**Ms. Visconti:**           **Motion to approve the minutes for March 16, 2015**  
Mr. Ciccarelli:       Second the motion  
Vote:                   All present voted Aye  
Roll Call:            Ms. Bettina            Aye  
                          Ms. Visconti         Aye  
                          Mr. Malafronte      Aye  
                          Mr. Ciccarelli       Aye  
                          Mr. Fenton           Aye

Ms. Bettina:           First on the Agenda is Osborne Square.

**08-3162 / Osborne Square:** To vote on amending their previously approved phasing plan so that TEG Bank may obtain a CO. The property is located at **1145-1147 Route 9** and is identified as **Tax Grid No. 6157-04-649068**. (Lund)

Present:               Kevin Lund – Owner

**Ms. Visconti:**           **Motion to approve resolution as amended.**  
Mr. Ciccarelli:       Second the motion  
Vote:                   All present voted Aye  
Roll Call:            Ms. Bettina            Aye  
                          Ms. Visconti         Aye  
                          Mr. Malafronte      Aye  
                          Mr. Ciccarelli       Aye  
                          Mr. Fenton           Aye

Ms. Bettina:           Second on the Agenda is Earth Angel Veterinary Hospital.

**15-3326/154064 / Earth Angel Veterinary Hospital:** To discuss a Special Use Permit and site plan for a proposed veterinary hospital in R-20 zoning district. The property previously had been used as a winery. The property is located at **44 St. Nicholas Road** and is in an R-20 zoning district and is identified by **Tax Grid No. 6258-01-200871** in the (Town of Wappinger).

Present:               Mike Gillespie – Engineer

Mr. Gillespie:        Gives an overview for sign size for a proposed veterinary hospital.

Ms. Bettina:         It's a very attractive sign but it could be a bit smaller.

Mr. Roberts:         Have you guys considered solar power?

Mr. Gillespie:        At one point they were looking at putting solar on the property and doing a field array on the grass but our plan fell through. They are now looking at a place on the building itself. Do you want to see those on the elevation plan?

- Mr. Stolman: Getting back to the recommendation. Madame Chairman, zoning requires 6 ft, perhaps something a little larger than that might do.
- Ms. Bettina: Yes, something larger.
- Mrs. Roberti: This poster board is 3 x 4 sq. ft. and that's double what is allowed in a residential zone.
- Ms. Visconti: That looks nice. Are you going to double-side it?
- Mr. Gillespie: Yes.
- Mr. Fenton: Are we suppose to give a positive or negative recommendation on what you are proposing here or are you going to revise this and come back to us.
- Mr. Gillespie: You've been provided something. We submitted an application to the ZBA looking for a specific variance from 6 x 36.
- Ms. Visconti: Maybe 6 sq. ft., or would you be comfortable with 12 sq. ft.
- Mrs. Roberti: I used that as a visual and it could be bigger.
- Ms. Bettina: The size is too big.
- Ms. Visconti: What size are you comfortable with? You are allowed 6 sq. ft. which is too small and this one is too big. Pick a number in between.
- Mr. Stolman: It was 32 sq. ft. and this board is about 12 sq. ft. so 16 sq. ft. would be half a sheet of plywood. If you think that board is a good size, it is 12 sq. ft.
- Ms. Visconti: I'll go a little bigger, maybe 18 sq. ft.
- Mr. Stolman: No more than 18 sq. ft.
- Ms. Bettina: I think 20 sq. ft. is too large. Let's go with 18 sq. ft.
- Mr. Gillespie: So your recommendation is 18 sq. ft.?
- Mrs. Roberti: Is it your recommendation that you are okay with the sign, but you would prefer to see it in the 18 sq. ft. area.
- Mr. Gillespie: If I go there and I get 20 sq. ft., I don't want to get everybody upset when I come back.
- Ms. Visconti: It doesn't mean when you ask for it, you will get it. Going in with a positive recommendation is better than nothing.

Mr. Gillespie: The fact that you like the sign, I think that's important.

Mr. Roberts: Are you going to authorize that the Chairman sends a letter with your recommendation?

**Ms. Visconti: Motion recommending an 18 sq. ft. sign.**

Mr. Ciccarelli: Second

Vote: All present voted Aye

Roll Call: Ms. Bettina Aye  
Ms. Visconti Aye  
Mr. Malafronte Aye  
Mr. Ciccarelli Aye  
Mr. Fenton Aye

Ms. Bettina: Next on the Agenda, the Ridges at Old Hopewell Estate.

**14-5168 / The Ridges At Old Hopewell Estates:** To discuss the proposed subdivision of 15.95 acres into 8 additional lots. The existing residence will remain on a 5.9 acre parcel and the remaining 10.05 acres will be divided into 8 building lots of approximately 40,000 square feet each with any necessary improvements. The property is located at **838 Old Hopewell Road** and is identified as **Tax Grid No. 6257-04-616448** in the (Town of Wappinger). (Cantor) (Day). (L/A 5/14/14)

Present Dennis Lynch - Engineer  
David Stenger - Applicant

Mr. Lynch: Gives an overview of the proposed subdivision.

Ms. Visconti: Have you received anything from the Army Core of Engineers yet?

Mr. Lynch: We have submitted to the Army Core of Engineers, but they were unable to go out there due to snow covered ground. I did speak with Mike Norwicki, and they have been contacted and they will take a visit to the site soon.

Ms. Bettina: Anything on endangered species?

Mr. Lynch: A letter from the Endangered Species was submitted to the Planning Board prior to receiving the habitat assessment. I believe that has been circulated to the DEC and any further correspondence has to come from the Planning Board as Lead Agency.

Ms. Visconti: The DEC stated an official permit maybe needed.

Mr. Stolman: What your letter says is that Lead Agency has to send it to the New York Natural Heritage Program.

Mr. Lynch: Yes, they are the ones who will be reviewing the endangered species permit.

- Mr. Stolman: We also have information from the DEC indicating that I should call Lisa Massey of Wildlife and they gave the phone number.
- Mr. Lynch: I believe that correspondence was to the Planning Board and it has to come from them as Lead Agency.
- Mr. Stolman: We can send it to the DEC. Are you talking about the one dated June 16, 2014?
- Mr. Lynch: Yes.
- Mr. Stolman: We can send it if you would like us to. Barbara, do you want to send the application to the DEC?
- Mrs. Roberti: Yes.
- Ms. Visconti: There's the stop sign issue. Has anything been approved by Graham?
- Mr. Lynch: We have not received anything from the Highway Superintendant and we did provide some signage.
- Ms. Visconti: You are volunteering that information. I don't see anything in writing coming from Graham. David, did you get anything?
- Mr. Stolman: All the applications are on file. I'm staying away from sight distance. I lost several fingers last year. So I'm deferring to the Town Counsel and Engineer.
- Ms. Visconti: Yeah, I remember poking you in the eye. Larry, will you follow up with Graham? I see that Fire Prevention signed off. Did the New York State Office of Parks and Recreation sign off?
- Mrs. Roberti: Graham just signed off.
- Ms. Visconti: Okay, I guess what you are doing is alright by him.
- Mr. Lynch: Yes, we will provide improvement.
- Mr. Fenton: What was decided on the existing natural tree canopy? Was that addressed?
- Mr. Lynch: We did show the existing tree line along here, any trees within the limits of construction will be removed. Many of those trees are specimen trees.
- Mr. Stolman: Dennis, I think you said that everything within the limits of construction will be cleared.
- Mr. Lynch: It's this line, it's a bit confusing and I can definitely clarify that.
- Ms. Visconti: Do we have to do a determination of significance?
- Mr. Stolman: Eventually, when the project is approved.
- Mr. Ciccarelli: Larry, is there anything open on this?

- Mr. Paggi: The last time that these guys were here, they were going to go out and do soil testing, which they've done. We were struggling with stormwater relative to the capacity of the existing management system for the Shamrock sub-division. Part of this road is out away of our sub-division and we can't really control it. We don't have the opportunity to build anything downstream of that. Since then, Dennis' office has gone through a couple of renditions to see how to accomplish that. They have finally gotten to a point where they can make it work. They are trying to keep it as simple as possible, which is good. What they are going to do is redirect some of the grading so that they will capture some drainage on the site that currently discharges into Shamrock.
- Ms. Visconti: I have a note from August 26, 2014 indicating that Larry was to meet with the applicant regarding their stormwater management plan, and to give Greg Boulder a call. Shamrock was evaluated at the time of the approval of Shamrock Hills.
- Mr. Paggi: We went through all of that and I think these guys actually got a copy. Greg Bolner was only involved with the construction and Jay was responsible for the renewal of the design. They got a copy of Billy Povall's drainage report. They are in the process of putting it all together and to be able to nail it down. It's just a matter of how simple they are going to be able to keep it. I'm not convinced that they are going to be able to do it without rain guards, but I'm hopeful that they can. That's really where they are. I was just mentioning to Al that one of the things that this board has to be mindful of is the fact that there's a drainage district required as indicated in our earlier notes. The thing that's going to come up very quickly is whether it's an extension of the Shamrock district or whether it's a district of its own. Dave, I think you mentioned to me that your preference would be that it is a standalone.
- Mr. Stenger: Yes, it certainly is. It's simple when you can control it.
- Mr. Roberts: The stormwater facilities can be contained on the site.
- Mr. Paggi: That is exactly what we were talking about. These guys are going to be able to demonstrate that this little piece of road (right there) is the only thing that's going to the Shamrock system. These guys will be able to demonstrate that whatever is going through the Shamrock system post-development will be upgraded pre-development. Maybe that's what we need to focus on if we need a separate district.
- Mr. Roberts: That would be critical.
- Mr. Malafronte: At this point, do you have any copies of permits that are required by DEC?
- Mr. Stolman: When you read our last paragraph on Page 3 closely, where it says in the letter from the DEC that you may need a permit from the DEC.
- Mr. Lynch: Do you know if a copy of the habitat assessment letter was sent to them prior to issuing this, or who makes the determination if there's a taken?
- Mr. Stolman: You are being told that there may be a taken and you may need a permit from the DEC. You have to find out if you need a permit or not. I don't think it's up to this board to do that work for you.

- Mr. Malafronte: Is it the water treatment and resources?
- Mr. Stolman: I'm not talking about the threatened of the endangered species. The DEC talks about the Indiana bats and Blanding Turtles of its internal habitat. I don't know if you need a permit or don't need a permit.
- Mr. Malafronte: I just think they need a permit.
- Mr. Paggi: The stormwater permit is a general permit. They need to demonstrate to this board that they are conforming to that permit. Once they do that, it's a matter of filing a notice of intent to that board to gain coverage. However, if they do need another permit, they will have to submit their stormwater document to the DEC for review. Anytime the DEC gets an additional permit, they require a review of it.
- Mr. Lynch: Do we know if a copy of the report was sent to DEC prior to the June 16 comment letter?
- Mrs. Roberti: Nothing was sent to the DEC from the Town.
- Mr. Malafronte: On your site plan, you show the first site on the property where you have the buffer, and a stream. Is there only one stream on the old site? There's nothing on the new site, right?
- Mr. Lynch: This is the wetlands and I don't think it's a stream, and it might be heavier water at times. There might also be some water going in there but not a very large intermediate flow.
- Mr. Malafronte: At this time, you are tied into the existing sewer system on Shamrock road, correct?
- Mr. Lynch: Yes, we are proposing to tie it in.
- Mr. Malafronte: So the water, sewer and storm are all going downhill?
- Mr. Lynch: There's an existing site utility running through Shamrock Hill so we are tying into it.
- Mr. Stenger: Are you talking about the stormwater?
- Mr. Malafronte: All of it. So, the stormwater and sewer are going down and all tied into it.
- Mr. Lynch: The sewer and the domestic water are going to be tied into the existing system that's along Shamrock Hills Drive. The stormwater will be plugged in and treated on site.
- Mr. Malafronte: I thought there was another street.
- Mr. Fenton: If they get approvals for the habitat permits and once that's addressed, do they have to revisit the storm drainage or the water problem?
- Mr. Paggi: That's not necessarily true that they will revisit. They would want to do it before hand so if they have to get any permits, they will know what they need to get approval by the DEC. They will be working on that concurrently so when they have to get a DEC permit, they will file their SWPPP

as well. They are not going to let them gain coverage under the stormwater SPEDES permit until they know that the other permits have been properly obtained.

Ms. Bettina: I guess you know what you have to do.

Mr. Lynch: Thank you!

Ms. Bettina: Next on the agenda is DeGarmo Plaza.

**15-3329 / DeGarmo Plaza:** To discuss renovations to the existing shopping center which includes a new canopy and façade, sidewalks and new signage. The property is located at: **235-237 Myers Corners Road** in a NB zoning district. The property is identified by **Tax Grid No. 6258-02-759569** in the Town of Wappinger. (Scofield)

Present: Michael McCormack – Architect  
Nasser Aqeel – Applicant  
Tom Walsh – Sign Designer

Mr. McCormack: Gives an overview of a façade improvement of the buildings in the plaza.

Ms. Visconti: I think that's nice and it will definitely be an improvement. Are you going to do anything to brighten up the parking lots, like some trees? Putting the signs over the business is great but if the parking is going to stay like it is, I question these free-standing signs.

Mr. Fenton: I agree. Is there going to be any vegetation on the site at all?

Mr. McCormack: There's some grass but nothing of that nature. There are no trees.

Mr. Aqeel: I plan to fix the parking lot and I want to do things in stages. My primary goal is to get the building renovations up and going. It's partially vacant and I want to beautify so I can get some tenants in there and then I can fix the parking lot. I don't want to fix the parking lot during the construction of the building to avoid ruining it.

Ms. Visconti: You need to put the signage in the parking lot phase.

Mr. Stolman: The freestanding signs.

Mr. Aqeel: The reason I want to put a new freestanding signs also is to enhance or increase the likelihood of someone coming in as a future tenant. Signage is very important.

Mr. Fenton: You don't want to include the parking lot with that application?

Mr. Aqeel: Not currently, I want to keep this as simple as possible so the board can approve it with the least amount of complications.

Ms. Visconti: So David, is he going to come back to amend site plan or signage?

Mr. Stolman: The signage that's being proposed is in excess of what's permitted. The building signage is okay. First of all, the freestanding signage is on a brick base so it makes it taller than 10 ft. which is not

permitted. Secondly, the maximum size of the sign is 25 sq. ft. and what's being proposed is 66 1/2 sq. ft.

- Mr. Aqeel: The current sign that's there is 15 sq. ft. tall. There is a current sign that's outdated and not cosmetically feasible so I'm staying within the size that's currently there.
- Mrs. Roberti: What is the size of the sign that's currently there?
- Mr. Aqeel: It's about 8 ft. wide and 10 ft. high.
- Mrs. Roberti: The sign itself, forget the height.
- Mr. Aqeel: The sign itself is probably 8 x 7 ft.
- Mr. Walsh: We went with the same square footage as the existing sign.
- Mr. Roberts: Obviously, there was a permit issue with the existing sign.
- Mrs. Roberti: We are going to check to see if there's an existing variance.
- Mr. Roberts: If that was true, is that grandfathered in and approved?
- Mr. Ciccarelli: If it were viably issued previously, then it would be grandfather in. If it wasn't then the answer is no.
- Ms. Bettina: Okay, we will find out.
- Mr. Stolman: To the best of my knowledge, it is pre-existing non-conforming.
- Mrs. Roberti: It's only pre-existing if it was built before 1963. Is the sign old? I'll have to research that.
- Mr. Aqeel: Fair enough.
- Mrs. Roberti: There are violations on the property and you agreed with the fire inspector that you would clear them up.
- Mr. Aqeel: Yes, I spoke with Mr. Lieberman and he gave me 6 months to rectify the existing violations during the purchase of the plaza. This will take the burden off the sellers and put it on me. So during the construction phase, I will take care of all of the violations.
- Mr. Fenton: Did you get a letter from Mark?
- Mr. Aqeel: Yes, I did.
- Mrs. Roberti: Do you know what those violations are?
- Mr. Aqeel: Yes. Parking lot lines, a couple of potholes and a shed in the back that was there without a permit, as well as an HVAC that was installed without a permit.

- Mrs. Roberti: Keeping that in mind, you are here now and you don't want to address the parking lot, but that's part of the violations. That has to be cleared up in 6 months from when you took ownership. When did you take ownership?
- Mr. Aqeel: February 27.
- Mrs. Roberti: So, we are already two months into it and you now have four months until this gets approved. You might want to address this now.
- Mr. Aqeel: I asked Mr. Lieberman if I cannot get this done within 6 months, can I get an extension?
- Mr. Roberts: Sir, that's separate. I think the appropriate way to handle this is to phase it. Indicate what façade improvements you are going to make and get them done. It's understandable you don't want to beat up a new parking lot while that's going on. I'm also familiar with the plaza. The rear and side of the building is filled with pot holes to the emergency access. They were to be fixed sometime ago and they weren't. I suggest that you propose everything that you need to get done now in phases so that this board can approve the phasing of the work so you don't have to come back.
- Mr. Aqeel: I don't know where to begin to answer that question but I would love for the Planning Board to give me permission to start with the façade. I don't want to start the façade in the fall and then it goes into the winter and I then I lose another year. If you give me permission today, I can come back for the parking lot, I can do so.
- Mr. Roberts: What the professionals are trying to say is that there are existing infractions that have to be addressed within the 6 months period. I think that's primary before you start any new construction.
- Ms. Bettina: From a safety standpoint, the parking lot has to be fixed and you need to take care of all those violations within the 6 months period.
- Mr. Roberts: How quickly can you get plans back in here?
- Ms. Visconti: If he wants to do in phases, what level of detail will he have to do for Phase 2 and 3?
- Mr. Stolman: It shouldn't be hard to do that, it is part of the site plan as well. The issue here is, and I'm not speaking for the Planning Board, this plaza has been disrepair for a very long time and now they are before the Planning Board with the very best of intentions. It would be a shame to approve the façade renovations and not see anything happen after that.
- Mr. McCormack: Al, I think you have the ability to do that.
- Mr. Stolman: To do what?
- Mr. McCormack: So if Mark Lieberman issued a letter indicating he has violations on the property, so he has to rectify within the 6 month period. In reality, he's got to do that before this application.

- Mr. Stolman: There's a difference between putting some filling in there potholes and sprucing up of the parking lot, which is what the Planning Board is looking for. So you can fulfill Mark's violations and still not put any trees in or repave the parking areas.
- Mr. McCormack: I agree, and that makes a lot of sense. So Mark's piece has to be put into the approvals as to what has to be done under this phase.
- Ms. Visconti: Right, Phase 1.
- Mr. McCormack: Ultimately, the trees and parking will be another phase. I think what the client wants to do what he has to do for himself and also for the town. This is not a great looking building now and we are trying to do something here for the good of everybody.
- Ms. Visconti: Would there be any benefit for the consultants to sit with the applicants and talk with them to put a package together for them so they know what steps need to be taken and phase it.
- Mr. Fenton: Are the major violations primarily on the parking lot?
- Mr. Aqeel: According to the violations, it's potholes.
- Mr. Fenton: So you are going to cover that when you redo the parking lot.
- Mr. Aqeel: Exactly.
- Mr. Roberts: That's to pave the parking lot, and to the immediate east of the building, and then to the north side of the building, there's emergency access that is in a total state of disarray and potholes. It was my understanding that the prior owner was to fix and all he did was dump some dirt in, but all that stuff should be addressed now. I recognize that this is a major improvement and we want to cooperate but there are other little things to bring this current.
- Ms. Visconti: I believe the applicant should sit down with David, Al and Barbara to make a submission of everything by summertime.
- Ms. Bettina: Also, at the same meeting, all that needs to be fixed. This way you have an understanding.
- Mr. Stolman: It isn't that complicated.
- Mr. Roberts: I don't think you can approve the signs until you find out about the other things you need.
- Mrs. Roberti: I'll look into the sign.
- Ms. Visconti: What I'm saying is that they should do a sit down talk first.
- Mr. Stolman: He's looking for something comprehensive as opposed to an easement.
- Mr. Malafronte: Is this going to impact the Dunkin Donuts, since you are putting a drive-thru at the end of your property where the gas station is too.

- Mr. Aqeel: I am not going to put a drive-thru.
- Mr. Malafronte: Is that your gas station at the end of your property.
- Ms. Bettina: That's separate.
- Mr. Malafronte: That's not part of it? It will be an impact because you have thruway and it has to be clear in the back.
- Mr. Roberts: That's a separate parcel altogether.
- Mr. Gray: You got a letter from the Department of Public Works recommending the two properties be connected. So, if you want go to the gas station, you don't have to leave the plaza and go out into the street.
- Ms. Visconti: They always put that in there and we will address that.
- Ms. Bettina: So going forward the applicant will meet with the professionals and come back to us.
- Mr. McCormack: So terms of moving along with the project and application, we will meet with the professionals. When is the next board meeting?
- Ms. Visconti: April 20<sup>th</sup>.
- Mr. Stolman: The first and third Mondays unless there's a holiday.
- Mr. McCormack: For that meeting, when do we have to have materials ready?
- Mrs. Roberti: Last week. If you get something within the next two weeks, we maybe can get you in on May 4<sup>th</sup>.
- Mr. Aqeel: Sorry if I'm being redundant or repetitive, so you want a full comprehensive plan stating what I want to do. I'm not going to repaint the asphalt. How do I show that in the drawings?
- Ms. Bettina: No, you will meet with the professionals and they will explain to you what needs to be done and help you formulate a plan that you will bring back to us. There are certain things you will need done before anything else.
- Mr. Aqeel: I'll leave it up to Mike. Thank you and have a good night.

Ms. Bettina: Next on the agenda is Dutchess Land Development. I skipped right over you. I apologize.

Mr. Burns: I'm a hard guy to miss.

**1509-5151 / Dutchess Land Development Subdivision:** To discuss a 12 lot subdivision with only 1 lot in the Town of Wappinger on 3.2 acres in an R-80 Zoning District, the balance of the subdivision on 12.41 acres will take place in the Town of Fishkill. The property is located on the **East and West side of Smithtown Road** and is identified as **Tax Grid No. 6256-01-201598/236657 (T/Fishkill) & 6256-01-210678 (T/Wappinger)** in the (Town of Wappinger). (Burns)

Present: Steve Burns – Engineer  
Keith Scofield – Applicant

Mr. Burns: I represent Dutchess Land Development, a 12 lot subdivision that shadows the Town of Wappinger and Town of Fishkill along Smithtown Road. The project involves cutting off one lot in the Town of Wappinger in the R-80 zone. The rest of the property is in the Town of Fishkill in an R-40 zone. The lot in the Town of Wappinger is served by an individual well and sewage disposal system and just about 3 acres.

Mr. Burns continues to give overview.....

Mr. Ciccarelli: So basically one lot is in Wappinger. I am familiar with that road because I've traveled it for 30 years. Where the blueprint is coming is the hairpin curve on the hill?

Mr. Burns: Yes, that's the hairpin.

Mr. Ciccarelli: So what you guys are proposing (not that it's in the Town of Wappinger) is to make that a larger sweeping curve? Where are you going to cut?

Mr. Burns: Yes, we are actually giving the Town of Fishkill a substantial portion of the property. That black line is where the existing house is. This gray here is where the road is going to be. We are actually moving the road close to 40 ft. The existing house on the road will be removed.

Mr. Ciccarelli: Those existing trailers, are going to be removed? That has been a dangerous place with so many accidents over the years. It's an accident waiting to happen.

Mr. Burns: We have conducted tests and this has been in the works for some time. There are three test wells that have been drilled on the site and tested. All the testing came back okay. I've written a full stormwater prevention plan for the property. There are a couple of rain gardens on the Fishkill area. There are a couple of little items outlined by Morris Associates on the drainage of the Wappinger parcel that's easy enough to address.

Mr. Ciccarelli: I think the lot that's going to Wappinger is the easy one like you said. Bob, I know you are familiar with that site and know the area.

Mr. Gray: You read our comment. We are concerned with the sight distance there and could talk about the location of the driveway. It should be right across the street from Country Glenn. There's a

distance that you want driveways offset from. You don't want them too close because it interferes with the left and right turn lanes. So we want to look at that to make sure it's in the right spot.

- Mr. Ciccarelli: That lot is more of a higher elevation lot, right?
- Mr. Burns: There's probably a good 4 ft bank from the road to the property.
- Ms. Visconti: What's the next step?
- Mr. Stolman: Do we have a copy of Lead Agency from the Town of Fishkill?
- Mrs. Roberti: Do you know when it was sent?
- Mr. Burns: The Town of Fishkill sent it to you awhile ago. I believe in July or August last year.
- Mr. Roberts: Are you sure it was sent to us?
- Mr. Burns: I gave the Town of Fishkill copies and I'm pretty sure they sent it to you.
- Mrs. Roberti: I will have to check with the Town Clerk. It may have gone there. If not, I'll get a copy from the Town of Fishkill.
- Mr. Stolman: The next step would be to revise the plan in accordance with our and Bob's memos, resubmit and we schedule a Public Hearing.
- Mr. Burns: Is there any way that we can schedule a Public Hearing , or is there anything in the memos from you and Bob that can stop anything?
- Mr. Stolman: Mine are very minor, dotting "i's" and crossing "t's", so it's up to Bob.
- Mr. Burns: Bob's are similar.
- Mr. Gray: Mine are about drainage and location.
- Ms. Bettina: You want to schedule a Public Hearing?
- Ms. Visconti: Sounds like it's reasonable.
- Mr. Roberts: Someone make a motion to schedule Public Hearing.
- Ms. Visconti: **Motion to set a Public Hearing April 20<sup>th</sup>.**
- Mr. Ciccarelli: Second
- Roll Call:
- |                |     |
|----------------|-----|
| Ms. Bettina    | Aye |
| Ms. Visconti   | Aye |
| Mr. Malafronte | Aye |
| Mr. Ciccarelli | Aye |
| Mr. Fenton     | Aye |

- Mr. Burns: Thank you.
- Mrs. Roberti: I was just talking to Al, just in case we have trouble with the Lead Agency, maybe we should give ourselves some extra time.
- Mr. Roberts: That's the reason I suggested May.
- Ms. Visconti: **Motion to set a Public Hearing for May 4th.**  
Mr. Ciccarelli: Second
- Roll Call:
- |                |     |
|----------------|-----|
| Ms. Bettina    | Aye |
| Ms. Visconti   | Aye |
| Mr. Malafronte | Aye |
| Mr. Ciccarelli | Aye |
| Mr. Fenton     | Aye |
- Mr. Malafronte: Did they already have a meeting with Fishkill?
- Mr. Burns: Yes, we they had a Public Hearing at the Town of Fishkill. I can email you a copy of that.
- Mr. Malafronte: Can we get a copy of their notice?
- Mrs. Roberti: Notice? Or do you want their minutes.
- Mr. Malafronte: Yes, their minutes.
- Mr. Burns: The minutes are on the town website and I have it sitting on my desk.
- Mr. Fenton: Any issues with them?
- Mr. Burns: The people in the Town of Fishkill are concerned about the internal wetlands. This 12 acre parcel is mainly open meadow and a farmer's field, I believe. There are some hemlock trees that run along the property that the people in the town would like to preserve. We have also had a habitat assessment done because of the Indiana bats. The habitat assessment recommendations were essentially the normal tree cutting restrictions. Most of those trees in question have recently been cut. The owner has recently done some tree cutting on Smithtown Road in the Town of Fishkill.
- Mr. Malafronte: Do you show the wet pond up further, along the road? It's not shown on here.
- Mr. Burns: It's further up and probably 200 feet off the property line. I haven't looked at it in some time.
- Ms. Visconti: We will see you on May 4<sup>th</sup>.
- Mr. Burns: Thank you.

Ms. Bettina: Next on the agenda is 561-563 Old State Road.

**15-3331 / 561-563 Old State Road:** To discuss a preliminary conceptual Site Plan for the construction of six (6) offices, retail, and nine (9) apartments. This site was previously a multi-family dwelling and it's on 1.78 acres. The property is located at **561-563 Old State Road & Old Route 9 No.** in the HB zoning district and is identified as **Tax Grid No. 6157-02-580777** in the Town of Wappinger.

Present: Yosry Ahmed - Applicant

Mr. Ahmed: I am here to seek your recommendation regarding this property. It is currently two, single family dwelling. Financially, it would be feasible for us to keep it the way it is. It is in an HB zoning district and we would like to see what we can do with it. If we could keep it like this, that would be great. Option B would be to build 6 stores, or offices and 9 apartments.

Ms. Visconti: So your Option 2 will have 6 professional offices, possible retail spaces on the 1<sup>st</sup> floor; and three two-bedroom apartments, and 6 one-bedroom apartments on the 2<sup>nd</sup> floor. What is the square footage of these two houses?

Mr. Ahmed: Combined about 3200 square feet.

Mr. Stolman: Are these homes vacant now?

Mrs. Roberti: Correct, they've been vacant for years.

Mr. Stolman: So, they lost their legal nonconforming status? If you want to put them back into that use, you have to go to the Zoning Board of Appeals for a use variance for each house. That's one alternative for you.

Mr. Ahmed: Okay. What's the possibility for them to say, go ahead and do it?

Mrs. Roberti: Let's just play this out, for use variance? This went for under \$70,000, and I'm only bringing this up because I have a line of people coming in everyday wondering if they can do it. I was very upfront with everyone who came in. The fact that it lost its use, they would need to come to the Zoning Board. To go for a use variance, one of the criteria is to show financial hardship. If you buy it, it's your hardship, you created it and did not inherit it. So that would be a problem and I told everyone including you.

Mr. Ahmed: So, most likely it's not going to work.

Mrs. Roberti: You can have the multi-family because it's in an HB zone and it has a commercial aspect to it.

Mr. Stolman: Beside the financial hardship, to get a use variance, you are suppose to show that for every use that's permitted in an HB zone, none of them are feasible. In order to determine how much density you can get on the property, and how many apartments, you really need to get someone to perform a feasibility study for you.

- Mr. Ahmed: This is my first time and I need someone recommendations before I go ahead and spend money. If you tell me to go any direction, I will take and run with it.
- Ms. Bettina: You need to hire a professional.
- Mr. Stolman: It's the other way around. You purchased the property, and you would like to use the property for something. You really need someone to tell you how much development you can put on that property in accordance with the zoning. The Planning Board can't tell you.
- Ms. Bettina: Great ideas, but we can't tell you. You need to hire somebody.
- Mr. Ahmed: Option A of the appeals, office, apartments is what's came before and you recommended for approval. However, some people raised some concerns, so the project was stopped.
- Mr. Stolman: It was recommended for approval by whom?
- Mr. Ahmed: The board.
- Mr. Stolman: The board recommended for approval?
- Mrs. Roberti: It never got that far.
- Mr. Ahmed: I think I saw a letter in the file.
- Mr. Stolman: Who wrote the letter, and who was it addressed to?
- Mr. Ahmed: It was from the Planning Board.
- Mr. Roberts: Dutchess County Planning Board or Town of Wappinger?
- Mr. Ahmed: Town of Wappinger.
- Mr. Roberts: They don't do it that way. The only way the Planning Board acts is by a formal resolution that Mr. Stolman's office prepares and they vote on it. Going back to what Mr. Stolman said, you should get a consultant.
- Mr. Roberts: The zoning code is on file and you need a brand new conceptual to identify the permitted uses. Obviously, you have the right Under the Freedom of Information Law, to look at the files to see how far it got. I don't think there were any approvals granted.
- Mrs. Roberti: No, none were. I think what you might have seen, is people put in applications which you sat through today, including the other gentleman with the strip mall. So, you put in an application seeking approval but it depends how involved it was. That project was involved and took some time but the applicant eventually walked away for whatever personal reasons there were. It never got that far.
- Mr. Ahmed: The whole plan was there.

- Mrs. Roberti: Right, but it had issues.
- Mr. Roberts: The fact that the plans were on file doesn't mean they were approved.
- Mr. Gray: The history is the people that objected to this, may not have objected to a house. If the houses were brought back, you apply to get a variance and bring it to the Zoning Board. I understand the people who object hired a consultant to look at the project. Their concerns were the commercial aspects. They won't have a concern if it was residential.
- Mr. Fenton: Is discontinuance two months?
- Mr. Stolman: Two years.
- Mr. Fenton: Did that expire?
- Mr. Ahmed: Yes.
- Mr. Roberts: There's commercial on both sides of the property.
- Mr. Gray: I understand people who objected, have commercial properties, but they are houses.
- Ms. Visconti: The best thing to do is to get your own professional and sit down with them before you spending any money.
- Mr. Gray: A consultant that deals with this board, pretty much knows what you can and cannot do.
- Mr. Ahmed: Okay, great. Thank you.
- Ms. Visconti: That's the best we can do for you so far. Personally, I like Option A.
- Ms. Bettina: Good Evening.

**15-3330 / Sikh Temple:** To discuss a preliminary conceptual Site Plan for construction of a new Sikh Temple consisting of 20,000 sf. The property is located at the corner of **Old Hopewell Road & All Angels Hill Road** in the R-40 zoning district and is identified as **Tax Grid No. 6257-04-919433** in the Town of Wappinger. (Cappelli)

- Present: Al Cappelli - Engineer
- Mr. Cappelli: Al Cappelli, representing the Mid-Hudson Sikh community. I'm going to go through where we were several years ago for some of the new board members that weren't here. We have a 17 acre site on the northwest corner of Old Hopewell Road and All Angels Hill Road, and it has been vacant forever. We were here maybe two or three years ago with a conceptual site plan. The owner at that time wanted to construct a small subdivision and donate a parcel of property to the Sikh community. Since that time, that gentleman, who

is also a member of the Sikh community, sold the property to the Sikh church. It's the intent of the church to utilize the entire 17 acres and not subdivide the property at all. We were here maybe a year and a half ago, because the Sikh community leased the property to a local farmer to farm the property. It was found that they shouldn't do that and we came here with a simple site plan suggesting the limits of the public farming and adjust it and put it on record for that use, so we don't get any other complaints from the neighbors. Here we are today looking to move forward. It is an R-40 residential zone, slopes, approximately parallel, if you will, to the way our buildings are located. Our lots are not serviced central water or sewer, so we are looking to construct our own water and sewer disposal systems.

Mr. Cappelli continues a review of the property.

- Ms. Visconti: I am not very familiar with the Sikh Temple. Do they have any problems with the neighbors?
- Mr. Cappelli: I actually have a brochure about the Sikh religion. Again, we are talking about a legitimate religion.
- Mr. Ciccarelli: Are you talking about the piece of property on the corner of Old Hopewell and Ketchamtown roads? That property can't be more than 1 acre.
- Mr. Cappelli: That's right, it's pretty tight. They are now parking on the road especially on Sunday and special events. I don't know if they've gotten many complaints. We put an addition for the priest about 10 years ago.
- Mr. Ciccarelli: What's the size of the existing parking?
- Mr. Cappelli: About 65 spaces which is 3 times the size. I don't have enough sanctuary space, not enough dining space and classroom space. They are sometimes eating in two different shifts.
- Ms. Bettina: Will this be running 24/7? Friday, Saturday and Sunday? Will there be classrooms, teaching or anything like that?
- Mr. Cappelli: Absolutely, not. There's not a 5 day a week classroom here. It's more like a Sunday school type of affair.
- Ms. Bettina: Are there any plans to develop the rest of the land?
- Mr. Cappelli: Absolutely not. There's one scheme that shows an outline of a soccer field and playground.
- Ms. Visconti: That's big, 17 acres.

- Mr. Malafronte: Are there any environmental issues on the site?
- Mr. Cappelli: Not that we know of as of right now.
- Mrs. Roberti: You have wetlands the...those minor details.
- Mr. Cappelli: There's a small depression up there that's wet. It may be 2 feet and I don't know how it got there or how it's fed. We are talking about 25x50 feet, so they got a violation from Sal in the Building Department.
- Mr. Malafronte: Do you have any issues on Old Hopewell Road? You know they are in the sewer and water districts.
- Mr. Cappelli: No, we are not. We've met with the Town exhaustingly but there's no room for us. We've been there, done that.
- Ms. Bettina: That's how life is and that's not something to be debated on here, so let's move on.
- Mr. Malafronte: Are you going to have a sub-service mounted?
- Mr. Cappelli: Frank, I have a lot of property here so we can do a lot.
- Mr. Ciccarelli: What would be the size of your parking lot, in terms of square footage.
- Mr. Cappelli: We don't have that right now.
- Mr. Stolman: How many spaces?
- Mr. Cappelli: Right now 146 spaces.
- Mr. Stolman: Does that meet the zoning law?
- Mr. Cappelli: According to my calculations.
- Ms. Visconti: Are you going to egress from Old Hopewell and All Angel Hills Roads, or both?
- Mr. Cappelli: This is what we are looking to do. We've had dialogue with the County and they are in control of both of my roads. Earlier discussions, they said if you get something to us early enough, we may even give you a turnoff lane going down almost to the corner.
- Ms. Visconti: It could use that.

- Mr. Cappelli: That's the good news over there. The bad news is we are discussing with the a second access point. Obviously, you know all the stories about corner lots and one-way access. So, we are discussing with the County right now about the merits.
- Mr. Gray: There's a project that the County is planning to do on Old Hopewell Road from All Angels Hill Road to Route 9. There are some great changes that's going to happen.
- Mr. Cappelli: Yes, that's correct. I already have the maps and plans and it does not reflect anything yet.
- Mr. Malafronte: So they don't have any issues now but they should address that when they take it?
- Mr. Ciccarelli: Bob, to your knowledge, are there any wetlands issues?
- Mr. Gray: Part of the property, there are some wetlands but it's the Town of Wappinger wetlands.
- Mr. Cappelli: Norwicki said no, the water is there and we may have issued the letter to you.
- Mr. Stolman: Do you know on what basis he sent that note?
- Mr. Cappelli: No, but I can send you what I have.
- Mr. Roberts: Norwicki said no.
- Ms. Bettin: Was there a wetlands there and it was filled in?
- Mr. Cappelli: No. The perimeter started to get pushed in by the farmer farming the property. Sal said I don't know how it came up to the property, so you guys have to stop doing that. The farmer stopped doing it. The question was, do I re-grade it now and open up the pond or do we just have it as part of the site plan approval.
- Mrs. Roberti: You are going to have to do something. I spoke with Sal about this a week or two ago and he wants something done.
- Mr. Cappelli: I don't have a problem with that.
- Mr. Gray: Al, is it in a place where you can incorporate it as a site feature? It could be a site feature.
- Mr. Cappelli: It's going to be out of the way. It's a stagnant non-drain, non-fed little area. It's amazing that up high on the hill that you even get that. In the summertime, it's all cruddy.
- Ms. Bettina: It's a force of nature.
- Mr. Stolman: If it's a pond, it's regulated by our wetlands law. I think what you are saying is that it's a pond but they are all regulated by the wetlands law.

- Mr. Cappelli: That's fine. Whatever these guys need or want, we will get it done.
- Mr. Fenton: Are there any issues with the elevations of the driveway or anything like that?
- Mr. Cappelli: Right now you can almost see a cut in the road if you drive by. That's where the farmers come in to put their equipment.
- Mr. Malafronte: You mentioned you are going to do this in phases and the first one is a sanctuary. What is a sanctuary used for?
- Mr. Cappelli: To pray.
- Mr. Malafronte: It's a church?
- Mr. Cappelli: Yes. The sanctuary is 60 x 80 square feet alone, and accompany that is a lobby, a bathroom, etc.
- Mr. Ciccarelli: Al, there's suppose to be a Public Hearing open to the public in regards to the project.
- Mr. Roberts: There's a Public Hearing on the site plan but not on the use subject to Federal legislations.
- Mr. Stolman: Currently, is there a special permit use but on the 27<sup>th</sup> of April, the Town Board is having a Public Hearing on some zoning amendments. One of the things is change a special permit use to just a site plan amendment subject to site plan approval.
- Mr. Roberts: Yes, to coincide with Federal legislations.
- Mr. Cappelli: I can imagine there will be a lot of people at the Public Hearing.
- Ms. Bettina: I'm sure there are numerous things that the residents in that area might have.
- Mr. Cappelli: Hopefully, we will have all of that ready by that time. We are trying to be cognizant of seeing something that was on an empty parcel.
- Mr. Malafronte: The other house, is it going to be about 1500 square feet?
- Mr. Cappelli: Yes, a little ranch.
- Ms. Bettina: Is he going to live there full time?
- Mr. Cappelli: Yes, and again from a phasing point of view, I don't know if we are going to be doing that right now. We are still keeping the property on Ketchamtown Road until this is fully constructed. They will ultimately sell that facility when this is up and fully running.

- Mr. Malafronte: Basically, you want to build on the 20,000 square feet?
- Mr. Cappelli: No, I want to maybe build the 10,000 first, then phase 2 will be 5,000 and phase 3 is 5,000 square feet.
- Mr. Ciccarelli: You have to get approvals for it.
- Mr. Cappelli: I'm getting approvals on everything.
- Mr. Stolman: You have two fairly recent precedences when it comes to churches being phased. One is the Calvary Chapel and St. Gregory's.
- Mr. Cappelli: I don't know if they phased other elements of your site improvements. I would like to do everything at ones.
- Mr. Malafronte: Is this based on Federal stature?
- Mr. Stolman: Federal stature and religious land use and institutionalize persons act.
- Ms. Visconti: I think it is fine and 17 acres will be put to great use.
- Ms. Bettina: I just want to make sure there will be no construction for homes for residents to stay there 10 years from now.
- Mr. Cappelli: A part of our application is going to be the preliminary floor plans and elevations of the building that's going to be a matter of record.
- Mr. Fenton: Is there going to be an onsite trailer?
- Mr. Cappelli: Construction trailer? Probably, I'm going to guess.
- Mr. Fenton: Throughout the whole project?
- Mr. Cappelli: That's a good question. Will a trailer be on site while they are doing construction on phase 1, and will it be there for the start of phase 2, maybe not between construction. We can remove it if that's what you want.
- Mr. Malafronte: Will the greenway impact the orientation of the building?
- Mr. Cappelli: No, a good portion of our building is going to have a flat roof so it won't have an impact on the orientation.
- Mr. Malafronte: Is there a retention area?

- Mr. Cappelli: Yes, there's a retention area here only because there's an outlet to the retention pond.
- Mr. Stolman: Those are not putting greens.
- Mr. Cappelli: The ponds will be underneath the putting greens. It's very ceremonial.
- Ms. Visconti: Are you going to make an application?
- Mr. Cappelli: I'm going to make out a full blown application. Thank you.
- Ms. Bettina: Any new business?
- Ms. Visconti: I have some questions but I will wait until the Town meeting because I don't have my stuff here and I'm going to be on vacation. I will send mine to the Town.
- Mr. Roberts: We will need a recommendation from the board as a whole and not piece meal.
- Ms. Visconti: I didn't find anything wrong, I just have some questions.
- Mr. Roberts: Questions about what? If you have questions, I would rather we resolve it here, then you asking them at a Town Board meeting. It puts us in an awkward position.
- Ms. Visconti: I didn't see anything out of the ordinary.
- Ms. Bettina: I think the majority of us agree that it looks fine and we recommend that they move forward. If anybody has any questions or issues on a personal level, we will address it at another meeting.
- Mr. Roberts: I would recommend that it be adopted in a simple letter.
- Ms. Visconti: Motion to authorize the chairman to send a letter to the Town Board regarding the adoption of the change of the Zoning Board and Planning Board menus**
- Mr. Ciccarelli: Second
- Mrs. Roberti: I just have one thing about Executive Park on Route 9, this is their sign you approved on the building. A lot of the tenants are complaining to management that their clients cannot find them. This is what they are proposing.
- Ms. Bettina: I can really see that well from Route 9.
- Mrs. Roberti: This is to be proposed on the site.
- Ms. Bettina: I don't agree with that.

- Mr. Ciccarelli: This is something like the sign that was on the side of the building that they were complaining about.
- Mrs. Roberti: Somehow, I don't think this translates to that. At least I'm not approving it so I brought it you. Do you want to have them come in?
- Mr. Roberts: I was just commenting on that. If you are going to approve something for Earth Angels in a residential zone at 35 mph and Executive Park is 55 mph. I'm just saying you have to correlate what you are doing.
- Ms. Visconti: Was it Corporate Park or Executive Park where the Mahopac Bank is, that the Planning Board went out there. As a business person, if I am paying rent and no one can find me, what the devil I'm doing. There was a comment made that they should not have rented the building then.
- Mrs. Roberti: I will point out that the sign itself is 25 square feet and meets the code and it's no higher than 10 square feet. The sign is different from when it was originally approved.
- Ms. Bettina: I don't agree with that. The other day, somebody stopped right in front of me on Route 9 to look at a sign because they couldn't read it. They didn't even pull up on the side of the road. That is too small for people to see from the road. I understand what you are saying, Earth Angels is 30 mph, however, there's nothing there to distract. In my opinion, it is not appropriate for Route 9 and it causes more of a safety issue.
- Mr. Ciccarelli: Are you talking about the old sign?
- Mr. Stolman: No, the individual signs are small and difficult to read.
- Mr. Ciccarelli: From Main Street Wappinger, you should be able to walk by and read it.
- Mr. Roberts: It should be an interior sign.
- Ms. Bettina: Yes, I agree. You can't put that on Route 9 and expect people going 45-50 mph to read them. They're going to stop and read them and that's going to cause an accident problem. I don't like it.
- Ms. Visconti: The only problem is if you put it in your GPS, it doesn't pick up Corporate Park address, it picks up 1822 Route 9.
- Ms. Bettina: It's right underneath it.
- Mr. Fenton: Is there an inside direction map?

- Mrs. Roberti: It's either yes or no for you guys tonight. I don't see making a whole new application for this since it meets the code.
- Ms. Visconti: So it's legit and by right, they can do this. Why did we say no before?
- Mr. Stolman: I don't think you have to approve whatever meets the code if you think it's going to be unsafe.
- Mr. Roberts: We approved the first one.
- Mr. Stolman: It's within your authority approve the sign. If it meets the dimensional requirements, that's not the end of it. You have other considerations.
- Ms. Visconti: I understand what they are talking about that nobody can find them. So I would like individual signs.
- Ms. Bettina: It won't serve the purpose if people won't be able to see that.
- Mrs. Roberti: I'm not looking for who is in favor or against it. To play devil's advocate, you did gave Corporate Park a bigger sign with all slots.
- Ms. Bettina: You couldn't even read that one.
- Mrs. Roberti: I'm just stating the obvious.
- Mr. Fenton: Is there a font size that's restricted? What's the minimum font size?
- Mrs. Roberti: They are proposing 6x6 inches for the header letters, that's for Executive Park. For the tenants' cabinet, they don't actually give it.
- Mr. Gray: The 911 signs have to be 4 inches.
- Ms. Visconti: What did we approve for Corporate Park?
- Mrs. Roberti: It's bigger and they needed a variance.
- Ms. Stolman: I think we ought to look at a sign that we think is appropriately sized and use that as a guideline. The sign you approved for Corporate Park is larger than 25 feet and it has individual signs on it. We may want to use Corporate Park as a template since it's appropriately sized and the individual signs are appropriately sized as well.
- Ms. Bettina: If you are going down Route 9 and you look at Adams, you can read what their specials are on their sign, right? That size is appropriate and not overbearing.

- Mrs. Roberti: If Corporate Park sign is bigger, would you rather see something bigger that's more readable.
- Ms. Bettina: You can have a big sign and waste space on the look of the sign without emphasizing the writing.
- Mr. Gray: Your example of Adams has 12 specials all in the same font, then you'll have a hard time seeing what they are. This here has the same font and there were 12 offices and you won't be able to discern what's on it.
- Ms. Bettina: If someone has 12 businesses, you want to design the sign different so everyone can read it. That's your goal and you want people to know that your business is here and not the other stuff.
- Mr. Stolman: It really doesn't serve their purpose to have the sign not readable.
- Ms. Visconti: Why don't we find out what sign we approved in Corporate Park and do the same with this one.
- Mrs. Roberti: So, I will take out Corporate Park signs and give it to **Glodie Signs** and ask them to give another rendition similar size.
- Ms. Bettina: Like you said the 911 font in Corporate Park falls in that category.
- Mrs. Roberti: That would only be for the numbers.
- Mr. Gray: The code is for the numbers.
- Mrs. Roberti: The code is for the numbers and not the size.
- Mr. Roberts: It's based on the distance from the road.
- Mrs. Roberti: In their defense, I think they tried to stay within the code. So, let me talk to them tomorrow and ask them to give us a couple of other renditions that would actually work.
- Mr. Fenton: Is the location okay Barbara?
- Mrs. Roberti: I think because of the way they did it, it is set back enough that the cars are actually forward of Route 9. That was one of the questions I asked and she said it doesn't impact where it is.

Ms. Bettina: Any old businesses?

**Ms. Visconti: Motion to adjourn at 9:05pm**

Ms. Ciccarelli: Second

Vote: All present voted Aye

The meeting ended at 9:05p.m.

Respectfully submitted,

Bea Ogunti, Secretary  
Town of Wappinger Planning Board