

MINUTES

Town of Wappinger Planning Board
February 6, 2017
Time: 7:00 PM

Town Hall
20 Middlebush Road
Wappingers Falls, NY

Summarized Minutes

<u>Members:</u>	Mr. Flower	Chairman	Present
	Ms. Visconti:	Co-Chair	Present
	Ms. Bettina	Member	Present
	Mr. Marinaccio	Member	Present
	Mr. Pesce:	Member	Present
	Mr. Valdati	Member	Absent

Others Present:

Mr. Roberts:	Attorney for Town
Ms. Valk	Conflict Attorney for Town
Mr. Bob Gray:	Town Engineer
Mr. Stolman	Town Planner
Mrs. Roberti:	Zoning Administrator
Mrs. Dao	for Mrs. Ogunti (Secretary)

SUMMARY

Public Hearing:

Southside Plaza (Amended Site Plan)
Smart Subdivision

Vote on Resolution on March 6, 2017
Public Hearing adjourned to March 6, 2017
Vote on Negative Declaration

Discussion:

Alexey Nechaev Subdivision

Resolution approved as amended

Conceptual:

Wappinger Route 9D Solar Farm
Guardian Self Storage East

Resubmit
No show

Miscellaneous:

Randolph School
DeGarmo Plaza

Resubmit
Discussion to continue on March 6, 2017

Ms. Visconti: **Motion to accept the minutes from January 18, 2017.**
Ms. Bettina: Second the Motion.
Vote: All present voted Aye.

Public Hearing:

16-3343 Southside Plaza (Amended Site Plan): The Town of Wappinger Planning Board will conduct a Public Hearing to discuss an amended site plan application to construct two additions to an existing building. The first addition will be 2-stories (2,642 sf.) on the south end of the building and the second addition will be 2-stories (6,414 sf.) on the north end on 2.48 acres in an HB Zoning District. The property is located at **1315 Route 9** and is identified as **Tax Grid No. 6157-02-567518** in the Town of Wappinger. (Day) (LA October 10, 2016)

Present: Brian Watts – Engineer

Ms. Visconti: **Motion to open the Public Hearing.**
Ms. Bettina: Second the Motion.
Vote: All present voted Aye.

Mr. Watts: Good evening. Brian Watts from M. A. Day Engineering here on behalf of Southside Plaza. The applicant is seeking an amended site plan approval for the expansion to the existing building formally known as Hark Plaza on Route 9. The expansion will be approximately 1,800 sf. comprise of a northern and southern addition and each one is 2-stories tall.

Mr. Watts continues his overview of the project.

Mr. Flower: Is there anyone in the audience who would like to speak regarding this project?

Ms. Visconti: **Motion to close the Public Hearing.**
Ms. Bettina: Second the Motion.
Vote: All present voted Aye.

Mr. Flower: Have you discussed with the owner what he plans to do with the property across the road?

Mr. Watts: He has agreed to raise that building when he constructs this.

Ms. Visconti: So it will be a condition of this approval?

Mr. Watts: Yes, it's on the plan as a note.

Mr. Roberts: We will make that a condition of the resolution. Thank you Sir.

Mr. Cappelletti: I was not here at the last meeting but I agreed to that.

Ms. Visconti: Motion to authorize the Town Planner to prepare a resolution with those conditions.

Ms. Bettina: Second the Motion.

Vote: All present voted Aye.

15-5172 / Smart Subdivision: The Town of Wappinger Planning Board will conduct a Public Hearing to discuss a proposed 2-lot subdivision where there is an existing home on lot 1 and a second lot will be created in the rear of the parcel. Each lot will be served by private wells and subsurface sewage disposal systems and the existing driveway will continue to be used as a shared driveway for both lots. An individual paper driveway is shown on the plan as an alternate means of ingress/egress for Lot 2. The property is 2.059 acres and is located at **191 River Road North** and is identified as **Tax Grid No. 6056-01-241913** in an R-40 Zoning District in the Town of Wappinger. (Hudson Land Design) (Cantor) (LA January 6, 2017)

Present: Jon Bodendorf – Engineer
Richard Cantor – Attorney

Mr. Cantor: Richard Cantor here on behalf of the applicant, Wendy Smart. Weather permitting we are on the ZBA agenda for tomorrow evening with this project. In order to be approved it requires an area variance for the width of the flag lot. That being said, I will turn it over to our engineer.

Mr. Bodendorf: Good evening, Mike Bodendorf of Hudson Land Design Engineers on behalf of the applicant, Wendy Smart. This is a 2-lot subdivision of one existing lot that contains one existing family dwelling. The new lot will be created in the rear of the property. The flag portion of the lot ranges from 37 feet down to as narrow as 25 feet. The paper driveway can be installed within the confines of the lot. Each lot will be served by an individual sewage disposal system. Recently, they have been provided by water lines along River Road. Each lot will be a little over an acre and a little under an acre in size. The front lot will be just under 40,000 sq. in size and the rear lot will be 49,000 sq. in size. The rear lot will use the existing driveway for the existing house.

Ms. Visconti: The house on Lot 1 is staying family?

Mr. Bodendorf: Yes.

- Mr. Flower: Is there anyone in the audience who would like to speak regarding this project?
- Mr. Cantor: We here in Dutchess County are in the Second Department of the NYS court system. There are Third Department cases which say that public hearings shouldn't be concluded until after a Negative Declaration is adopted. Neither Becky nor I that are in the Second Department cases know what our practice is. Depending on your practice, closing the public is fine or if it's procedurally prudent to keep it opened then we don't object to keeping it opened. If you are otherwise satisfied that you authorize David to prepare a Negative Declaration for the next meeting and again close the hearing or move to the next meeting as you consider appropriate.
- Mr. Stolman: I don't think we have the uniform procedure when it comes to closing the public hearing before or after a Neg. Dec. So it would be fine to leave it opened and to ask me to draft a Neg. Dec. for the next meeting.
- Ms. Visconti: Do you just want to adjourn the public hearing to a date certain?
- Ms. Valk: I agree as Counselor Cantor stated in the case law, I think it's a little counter-intuitive because you want to have the comments from the public to use in your public hearing for purposes of a Negative Declaration. There is this case law out there if the applicant has no objection to keeping it opened for the course of action I see no reason to foresee any problem with that.
- Mr. Flower: I see no problem with that and we can adjourn it to the next meeting.
- Mr. Cantor: When is your next meeting?
- Mrs. Roberti: Our next meeting is March 6th.
- Mr. Cantor: David, will that work for you?
- Mr. Stolman: Yes, that works for me.
- Mr. Cantor: If I'm not pushing the envelope too much, if you might consider having David draft a resolution of preliminary approval. Depending on what you hear at your continued public hearing and David's preparation of the Negative Declaration.
- Mr. Flower: On the plan, the driveway which is going to extend to the back is on the DEP property, do we have the easement in place yet?

- Mr. Cantor: There's a license agreement. We've presented that to the DEP.
- Mr. Flower: So you do have that.
- Mr. Stolman: I think the issue is what the license agreement actually says.
- Mr. Cantor: It's fine David. The condition is that you and Becky could be satisfied.
- Ms. Visconti: Do we need to have the copies for our record?
- Mr. Cantor: This is Wendy Smart. Maybe she can shed some light on this.
- Ms. Smart: The current permit that I have has to be renewed every year to have the driveway on the DEP's property. We have an email somewhere in the file that they won't give me the permit for the second property until the subdivision is complete. They don't want to give a permit for something that's not approved.
- Mr. Cantor: I think we can handle that with a condition.
- Mr. Flower: Right. It definitely will be a condition on final approval.
- Ms. Visconti: So we want to ask David to prepare a resolution, a negative declaration and adjourn the public hearing to the next meeting. Do we want to have that available in case anybody shows up for the public hearing? Will it cause problems that night since it's still an open public hearing?
- Mr. Stolman: It's up to you and the work that I will do presumes that the variance would be granted.
- Mr. Flower: Let's hold off on the resolution until tomorrow when they have their public hearing at the ZBA. It makes more sense.
- Ms. Visconti: So we are going to adjourn the public hearing to March 6th and authorized David to prepare a negative declaration.
- Mr. Stolman: Just to add to that, the variance could get approved tomorrow night and it will be an entire month between this meeting and the next meeting. If Barbara told me that the variance was granted, it would give me plenty of time to draft the resolution.
- Mr. Flower: We are going to adjourn the public hearing, prepare a neg. dec. and will see you again in March.

Mr. Cantor: Okay, fair enough. Thank you.

Ms. Visconti: Motion to adjourn the public hearing to March 6th and authorize David to prepare a Negative Declaration.

Ms. Bettina: Second the Motion.

Vote: All present voted Aye.

Discussion:

16-5180 Alexey Nechaev Subdivision: To vote on a preliminary layout application to subdivide an existing lot into two (2) residential lots with municipal sewer and an individual well for water supply on 1.45 acres in an R20/40 residential Zoning District located on **Middlebush Road and Cameli Drive** and is identified as **Tax Grid No. 6157-01-438825** in the Town of Wappinger. (Paggi) (Open & Closed PH January 4, 2017)

Present: Jamie McNiff – Engineer

Ms. McNiff: Hi, Jamie McNiff from Larry Paggi's office. I'm here representing the applicant on this subdivision. Christian has been working on this project and doesn't feel well. I think we are at the point where we review the resolution.

Mr. Stolman: The Planning Board is generally satisfied at this point usually.

Mr. Flower: Yes, we are just voting tonight on the resolution.

Ms. McNiff: I have one question on that. On 6(f) you have stormwater management and there's no stormwater.

Mr. Gray: There is no stormwater management. Strike it.

Ms. Visconti: Motion to approve the resolution for preliminary final as amended and prepared by the Town Planner.

Ms. Bettina: Second the Motion.

Vote: All present voted Aye.

Conceptual Review:

17-3360 Wappinger Route 9D Solar Farm: To discuss their intention for a solar farm on 48.2 acres in an NB Zoning District. The property is located on **Route 9D** and is identified as **Tax Grid No. 6057-04-898012** in the Town of Wappinger.

Present: Palmer Moore – NEXAMP
Michael Cacharra – NEXAMP

Mr. Moore: Good evening members of the board. My name is Palmer Moore representing NEXAMP. We are a solar developer in the North East. We are operating and constructing solar projects across this region and we work in hundreds of communities. We are coming before you tonight to present a project that is in the conceptual design stage. This is an opportunity to introduce you to the project and to answer whatever questions you might have. We are looking at a project site off Route 9D. It's taken a lot of time going through the town trying to find the sites that we felt was ideal for posting such a development exists. We feel very good about what we are bringing to the town and a site that is well situated for this type of development. My colleague Mike Cacharra is the lead developer so I will let him take it from here but we look forward to your feedback.

Ms. Visconti: Where exactly on Route 9D is this located?

Mr. Cacharra: Thanks for having us again. This is on Route 9D across the street from the CITCO gas station and the Central Hudson substation right next door. The lot was originally the Crawford Estate. As Palmer was saying, we found this property in town and we used a civil engineering firm to do an initial due diligence summary for us and I included it in our conceptual package. This would be a 2.6 megawatt dc project so the primary end user electricity would be the residence of the Town of Wappinger and greater Dutchess County. We felt that the location was ideal when we looked at the bylaws set out by the town.

Mr. Cacharra continues his overview of the project.

Ms. Visconti: What's the lot size?

Mr. Cacharra: The lot size is 48.6 acres. I recognize that in this zone it's R40/80 and the minimum lot size is 60 acres so that would be one of the variances we would be seeking.

Ms. Visconti: Is it zoned residential?

- Mr. Roberts: Yes, R40/80 is zoned residential.
- Mr. Flower: Is it possible to go to the Town Board for rezoning of the property?
- Mr. Cacharra: We did discuss that but we felt that maybe the variance would be the better way to go.
- Mr. Flower: It's just coming up before us and it's our first look at it. We will need some time to review in order to be able to comment. Another thing will be the zoning issue.
- Mr. Cacharra: I did submit a conceptual review packet that had all these documents in there.
- Mr. Flower: When did you submit it?
- Mr. Cacharra: On January 6th.
- Mrs. Roberti: Is it on the table?
- Ms. Visconti: No, I have nothing.
- Mr. Flower: It's one of those situations where we haven't had the opportunity to review it.
- Ms. Visconti: What size panels do you have? Are they going to be ground mounted?
- Mr. Cacharra: They are going to be ground mounted. They go through the ground with either a screw or a pile based system so there is no concrete foundation. There will be an access road which will go to Route 9D. We are still working with the utility company at some point to figure how we are would access Route 9D. As far as traffic goes, during the construction timeline when there will be traffic, we won't be on the site more than 2 to 3 times a year for routine maintenance. It's going to be a very low impact use.
- Ms. Bettina: Do you have any pictures?
- Mr. Cacharra: Sure. I did take pictures and they are in the package as well.
- Ms. Bettina: No, pictures of what type of solar panels you are going to use.
- Mr. Cacharra: I did not but I can submit that to the Planning Board.

- Ms. Visconti: I sent pictures to you of the one on Route 9G.
- Ms. Bettina: Is there a windmill?
- Mr. Cacharra: No. Each one of these blue lines represents a rack with two panels about 2 feet off the ground to about 10 feet at the very top. They are approximately about 2.5 feet wide and 3.5 feet long.
- Ms. Visconti: How many of these are you going to have?
- Ms. Cacharra: These will be about 7,500 panels in total.
- Mr. Flower: Are these all fixed panels and not movable panels?
- Mr. Cacharra: They are fixed panels and they all would be pointed in the southerly direction. We feel that there is a significant amount of screening on the north side and considering 300 feet setback in the guidelines. They will be well tucked away.
- Mr. Flower: It won't be visible on Route 9D?
- Mr. Cacharra: I don't believe so. I took images from the transmission pole about 300 feet in where the road access is and we would be beyond that road with additional trees. We feel that there won't be an issue on that side.
- Ms. Visconti: How are the residents going to be able to access? Are you going to have marketing?
- Mr. Cacharra: Sure, there will be some type of marketing. NEXAMP is an integrated solar company which means that we design, develop, build and own these projects. Part of our ownership includes the management of the asset so sales and membership.
- Ms. Bettina: What other areas have you done this?
- Mr. Cacharra: We are based in Massachusetts and we are about reaching over 200 megawatts projects that we built. This fall we built over 15 and we had a project built in New York which is a 650kw project. It was a rooftop mounted project about a quarter of the size in New York.
- Ms. Bettina: Where are they in Massachusetts?
- Mr. Cacharra: We've built them in a lot of communities.
- Ms. Bettina: Can you name a few?

- Mr. Cacharra: We've built in Andover, Weston and Westminster. There's one we are going to tomorrow and we'd be happy to share information about those at a later point.
- Ms. Visconti: So you are going to have 48.6 acres and 7,500 panels. Do you have two sets there?
- Mr. Cacharra: In NYS we are allowed to build according to their interconnection guidelines up to 2 megawatts ac. We had to split up this system into two sections, a north and a south because of wetlands in the middle.
- Ms. Visconti: This one looks closed to the road. Is it setback 700 feet?
- Mr. Cacharra: This one is at the southern edge of the property. I would also state that our neighbor here is a vacant land and we don't see any future development. To the south we have a vacant neighbor and then here is CHG owned property. This one is even further than Route 9D.
- Ms. Visconti: Where is Route 9D?
- Mr. Cacharra: Route 9D is right here. So the first set is the north array and the south array is further down.
- Ms. Bettina: Are there any homes?
- Mr. Cacharra: There are not homes directly and I think further down there's a large wooded section but I have to go and look at the map.
- Mr. Pesce: Are there any complications with Stewart Airport?
- Mr. Cacharra: I'm not exactly sure what the range is. Usually when we are in a certain radius of an airport, we may have to file and get approval with the FAA. I think a bigger concern might be Dutchess County Airport but I'm not sure.
- Ms. Bettina: Actually, there's a lot of traffic from Stewart's on Route 9D.
- Mr. Cacharra: We would work with the proper authorities if we were going to trigger any of those.
- Mr. Flower: In your future submission you should show us if there are neighboring properties and where the houses are. So we know how close you are to what actually exists there.

- Mr. Cacharra: There are three homes just to the north of the property and at the next meeting we can definitely highlight those.
- Ms. Bettina: Did you say that there were undeveloped lands?
- Mr. Cacharra: There's a lot to the east.
- Ms. Bettina: How close is that to your site?
- Mr. Cacharra: The lot line is in pink. It could be developed but they have quite a bit of wetlands of stream going down the middle. The ability to develop that property might be limited.
- Mr. Pesce: What's the life expectancy?
- Mr. Cacharra: Typically 25-30 years so this will be a project that will be on the site we are hoping 40 years. The panels last in the 25 year range.
- Ms. Bettina: After the 25 years, what happens?
- Mr. Cacharra: There's a decommissioning clause within solar bylaws so we will follow that as needed. Basically what we will do is go to that property and remove the panels, the sticks in the ground and return the ground to the state it was prior to solar. We will seed it with the appropriate planting. We have the option of purchasing the property so it would be ours instead of a lease. It will be in our best interest and it's our intention to own it.
- Ms. Visconti: Because of the wetlands, do you need DEC approval or do you supersede that because it's state regulations?
- Mr. Cacharra: We are working through that right now. We will have to do the long form for the SEQRA application. As far as the wetlands go, we will be working with a local engineering firm to see what our next steps are.
- Ms. Visconti: I think it will be a clean energy type of project as long as there's not an impact on the residential homes. If they can't see it, it's not going to impact them. I know you should try it and it's the way of the future. Based on this, I don't have a problem.
- Ms. Bettina: I want to see the documentation first.
- Ms. Visconti: I'm just saying they should make a submission.

- Mr. Flower: So we need you to make a submission to us and show conformance with the current code requirements to the best of your ability. Perhaps you might have to go to the Town Board for a zone change.
- Mr. Cacharra: Thank you.
- Ms. Visconti: Do the professionals have any questions?
- Mr. Roberts: There are some issues I would like to discuss in executive session.
- Mr. Moore: Just one more thing and this might not be the forum to do it but I am looking forward to the next more formal submission process. There might be some things in the application that won't apply so we would like to meet prior to submission to give information that would be useful to you.
- Ms. Visconti: If you have any other questions you can reach out to Barbara.
- Mrs. Roberti: We actually never had a conversation.
- Mr. Roberts: We should wait until after the executive session.
- Mr. Cacharra: Thank you very much. Barbara, do you have the documents that you can make copies for them?
- Mrs. Roberti: Yes, I do. It was mailed out on Friday and unfortunately, most of the members come straight from work and no time to pick up their mail before coming here.

17-3361 Guardian Self Storage East: To discuss the construction of a temperature controlled self-storage building on 0.62 acres in an HB Zoning District. The property is located at **1084 Route 9** and is identified as **Tax Grid No. 6156-02-753949** in the Town of Wappinger.

- Mr. Flower: Is there anyone here for Guardian?
- Ms. Visconti: Barbara, did they talk to you?
- Mrs. Roberti: Yes, but I wasn't in the office today. If no one shows up we will put them on the next agenda.

Miscellaneous:

15-3332 Randolph School: To discuss an amended site plan for the construction of a new Library and Arts building on 4.661 acres. The property is located at **2467 Route 9D** in the R-20/40 zoning district and is identified as **Tax Grid No. 6157-01-216814** in the Town of Wappinger. (Berg) (Variance granted 11-10-15) (PH opened & closed 5-16-16)

Present: Ben Niles – Administrator
Karen Teich – Administrator
Kathlyn Tompkins – Admissions

Mr. Flower: Good evening.

Mr. Niles: Good evening. We haven't seen you in sometime. Our window for construction was over the summer and we didn't quite get there so we've been sleeping on this for a couple of months. We are now reintroducing our fundraising, we are working with the banks and reviewing with the contractor all of our numbers. As we are going through this process we realize that our costs have gone up considerably. So I stopped by the office and spoke with Barbara and she suggested that we come and speak to you. Being new to this process, we were not aware of how it all works but it seems that the design that was submitted by our architect had a considerable cost involved. The dormer and entryway expose beams along the outside and we had no idea that everything you add to a building has costs. Apparently, exposing the beams involves handwork inside the beams instead of just being able to shoot nails through and cover those beams.

Mr. Niles continues his overview of the project.

Mr. Flower: Obviously the cost runs on some of the work. Have you changed anything with the elevations?

Mr. Niles: One of the main costs the contractors talked about was the exposed beams and the overhang.

Mr. Flower: Other than that are there any other changes to the plan?

Mr. Niles: The big cost was this dormer that we placed at the main entrance. It makes more of a statement than an entranceway. I'm wondering if we could make a façade to make a statement about the entranceway.

Conversation continues.

- Ms. Visconti: Do you have anybody that would be able to render something with what you want to do and tell you how much it's going to save you. I appreciate what you are up against but at this point in time we cannot do it piece meal. You are going to need to amend the site plan specify exactly what you want to change. You are going to need a definite plan action. I strongly suggest you get someone with the background of what you want done, like an architect or contractor.
- Mr. Niles: We were unaware that this option existed.
- Mr. Flower: Do you have a contractor currently for this project?
- Mr. Niles: Yes.
- Mr. Flower: Have him put a proposal together and make a submission to Barbara and we can make a better judgement at that time.
- Ms. Bettina: Do the professionals want to weigh in on this?
- Mr. Gray: The dormer wouldn't extend to the front of the building. The entrance extends beyond the footprint. What you are talking about will be just a dormer on the roof rather than an enclosed extension.
- Mr. Roberts: I think we need a picture of what you are proposing not changing the footprint. You could do an architectural review but I'm having difficulty trying to figure it out. We want to address your concern but we need something specific.
- Mr. Niles: The contractor currently has a foundation under that dormer. If we try to get that bump out of the foundation, is that structural?
- Ms. Visconti: He needs to tell you that.
- Mr. Niles: I'm asking you so I don't waste your time with an architectural review process that this change is not covered.
- Mr. Gray: What Bruce was eluding to would be two front posts on solid tubes and there won't have to be the footing and foundation and that would reduce those costs.
- Mr. Niles: Thank you for your time.

15-3329 / DeGarmo Plaza: Referral from Town Board to discuss rezoning of existing shopping center from NB (Neighborhood Business) to SC (Shopping Center). 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)

- Mr. Flower: DeGarmo Plaza is proposing a zoning change.
- Ms. Visconti: Did the Town Board send it to us? What's the difference between the neighborhood business they are in now and the rezoning? What does the rezoning do for them?
- Mr. Roberts: It's not permitted. They want to do a Dunkin Donuts drive thru and it's not permitted in a neighborhood.
- Mr. Stolman: It would be more uses that would be permitted. The shopping center zone is really designed for larger parcels. The minimum lot size is 10 acres and they have half of that perhaps.
- Mr. Roberts: They have 5 acres and shopping center is 10 acres. I live near there and that building has been dormant for most of the time that I've been there. There might be other ways to address these issues without changing into shopping center.
- Mr. Stolman: Shopping center may seem like the easiest or obvious way to do it but we might want to look at the neighborhood business and look at the permitted uses there. We need to see what they want to do is appropriate for a neighborhood business. We are just seeing it tonight for the first time so we will need a little bit of analysis.
- Mr. Flower: It does not give us enough time to discuss it.
- Ms. Visconti: He's done a lot of work with the façade and the building on the other side used to be a bank.
- Mr. Roberts: I understand that a number of people have looked at it. There's a lot of vacant land around it.
- Ms. Visconti: So it is our recommendation that they seek a text amendment?
- Mr. Roberts: David and I would like an opportunity to report back to you and you can discuss it and see if you like some of our ideas and then make a recommendation.
- Mr. Flower: I agree with that. We will put it off to the next meeting.

- Ms. Bettina: Will you be able to get that back to us by the next meeting?
- Mr. Roberts: Yes, we should. The next meeting is in March but we should notify the Town Board.
- Mr. Flower: Make a notation that we will notify the Town Board that we will make a decision within 30 days.
- Ms. Bettina: After we get the documentation from the professionals.

New and Old Business:

Nissan

- Mrs. Roberti: I had a gentleman from management come to me. A lot of the car companies are getting a lot of cars sent their way and they don't have any control over corporate. So they've been told over and above their monthly shipments, they are going to be getting 300 cars in March and they don't have anywhere to put them. They found a place for 200 of those and that's in addition to and they need a place to put the extra 100 cars for a few months until they deplete their stock. They were looking at Jack's Auto on Route 9D and it is a distance and they are new cars and don't want to put a lot of mileage. They were wondering if the board would consider BJs where the gas station was going to be. There's a lot of parking and it's across the street and out of the way but it is lid. For security reasons, they are asking for March to August.
- Ms. Visconti: I think that's great and it solves the problem and they don't have much control over it and it's an ideal spot.
- Mrs. Roberti: I told him if you were so inclined to agree with it, we would need something in writing from whatever management company that's allowing them to do this.
- Ms. Bettina: What's the time limit?
- Mrs. Roberti: It would be less than 6 months.
- Mr. Flower: He will submit a proposal as to what he needs.
- Ms. Visconti: I think that's a good solution.

- Mr. Marinaccio: Is this something they will do every year?
- Mr. Flower: It will be on a case by case basis and see how it works. Let them do it the first time and see where it goes from there.
- Ms. Bettina: Is there security or cameras there?
- Mrs. Roberti: No, there is no security and they would be doing it at their own risk. I know the police is up there a lot. They are looking for other avenues to store cars legally the way ACURA came in.
- Ms. Bettina: Is the ACURA project finished?
- Mrs. Roberti: They are done.
- Ms. Visconti: I think that's a good solution.
- Mrs. Roberti: I just have to put a formal minor request in for the next meeting.
- Ms. Bettina: Thank you.
- Mr. Flower:** **Motion to go into Executive Session for legal advice.**
Ms. Visconti: Second the Motion.
Roll Call Vote: Mr. Flower YES
Ms. Bettina YES
Mr. Marinaccio YES
Mr. Pesce YES
Ms. Visconti YES
- Ms. Visconti:** **Motion to come out of Executive Session.**
Mr. Pesce: Second the Motion.
Vote: All present voted Aye.
- Ms. Visconti: Now that Robert is no longer here and Bruce is now the chairman, we need to pick a co-chair.
- Mr. Flower: Barbara and I discussed voting on a co-chair for the board. It's up to the board to pick a co-chair.
- Ms. Visconti: I would be very interested if everybody is in agreement.
- Ms. Bettina: Fine. I think it's a good thing. Let's have the Town Board vote on it and maybe they can communicate it to us. Communication from the

Town Board has been a little limited, won't you say? That would be a really good thing. Make a motion to adjourn?

Mr. Pesce:
Mr. Marinaccio:
Vote:

Motion to appoint June Visconti as Vice Chair.
Second the Motion.
All present voted Aye.

Ms. Bettina:

I think the Town Board needs to be a little more communicative as far as appointments. Also, they need to send a letter to Robert thanking him for his service.

Ms. Visconti:

I thought Robert was still here since he has a 7 year term?

Ms. Bettina:

Nobody said that he wasn't. I said I think somebody should thank him for being the chairman. I don't believe anybody has done that.

Mr. Roberts:

I think this came out of the blue.

Ms. Bettina:

Whatever, I think it is proper etiquette.

Mr. Roberts:

I agree with you. What Angela is saying is it should come from the Town Board.

Ms. Visconti:

Okay, now I understand.

Ms. Bettina:

The communication should be clear from the Town Board.

Mr. Flower:

I will follow up with the supervisor on this.

Ms. Bettina:

I don't think it's just the supervisor.

Mr. Flower:

It was my understanding that they had spoken to them. I don't know to what extent.

Ms. Visconti:

It was also my understanding.

Ms. Bettina:

Nobody is saying that. Bruce, did anybody tell you that you were chairman? Who told you?

Ms. Visconti:

I heard it watching the Town Board appointments.

Ms. Bettina:

So that's how you found out. In the future the Town Board needs to communicate to the Planning Board and the Zoning Board any changes they make.

Ms. Visconti: That would be common courtesy.

Ms. Bettina: I totally agree with you but that's not what happens. That's a problem.

Mr. Marinaccio: **Motion to Adjourn.**
Mr. Pesce: Second the Motion.
Vote: All present voted Aye.

Adjourned: 8:18 pm

Respectfully submitted,

Bea Ogunti, Secretary
Town of Wappinger Planning Board