

MINUTES

Town of Wappinger Planning Board
May 21, 2018
Time: 7:00 PM

Town Hall
20 Middlebush Road
Wappingers Falls, NY

Summarized Minutes

<u>Members:</u>	Mr. Flower	Chairman	Present
	Mr. Ceru	Member	Present
	Mr. Hussain	Member	Present
	Mr. Marinaccio	Member	Present
	Mr. Pesce	Member	Absent
	Mr. Phillips	Member	Present
	Mr. Valdati:	Member	Present

Others Present:

Mr. Horan for	Town Attorney
Mr. Setaro for	Town Engineer
Mr. Stolman	Town Planner
Mrs. Roberti	Zoning Administrator
Mrs. Ogunti:	Secretary

SUMMARY

Public Hearing:

Zammiello 2-lot Subdivision	Public Hearing Opened & Closed Vote on Resolution June 18, 2018
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Discussion:

Wappinger Hannaford Site Improvements	Resolution approved
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Extension:

Cohen Subdivision	Six (6) months extension granted
Myers Corners Landing Subdivision	Six (6) months extension granted

Conceptual Review:

GTM Realty Lot Line Consolidation	Submit subdivision application
Kimmel Subdivision	Submit subdivision application
Cedar Hill Subdivision	Submit subdivision application
Central Hudson town wide Pole & Wire	Submit site plan application

Mr. Valdati: **Motion to accept the Minutes from May 7, 2018.**
Mr. Marinaccio: Second the Motion.
Vote: All present voted Aye.

Public Hearing:

18-5189 Zammiello 2-lot Subdivision: The Town of Wappinger will conduct a Public Hearing on an application for a 2-lot subdivision on 7.95 acres in an R40 Zoning District. The property is located on **All Angels Hills Road** and is identified as **Tax Grid No. 6258-04-621394** in the Town of Wappinger. (Gillespie)

Present: Mike Gillespie – Engineer

Mr. Valdati: **Motion to open the Public Hearing.**
Mr. Hussain: Second the Motion.
Vote: All present voted Aye.

Mr. Gillespie: Good evening. I'm Mike Gillespie and I am the consultant/engineer for the applicant. The application was before this board a month ago. We are looking at a 2-lot subdivision on 7.95 acre parcel in the R40 Zoning District. This is part of a previously approved subdivision and we are re-subdividing one of the additional lots that left over. Access comes off All Angels Hill Road.

Mr. Gillespie continues his overview of the project.

Mr. Flower: Is there anyone in the public who would like to ask any questions or have any comments regarding this subdivision? There are a few comments and concerns that need to be addressed with what was submitted from the previous meeting. I'll let you go ahead with that David if you want to start.

Mr. Stolman: Most of my comments we went over last time and they remain outstanding.

Mr. Gillespie: A lot of it had to do with the wetland delineation. This does show up on the wetland delineation map as a small Army Corps wetland. It wasn't picked up as part of Mr. Norwicki's wetland delineation. What was picked up is the fact that there's a DEC wetland and he felt that this should be taken as a State wetland. The map is at DEC waiting for signature.

Mr. Stolman: You have that signature block on top there?

- Mr. Gillespie: Right. This is as restrictive as it is going to get relative to the project so we will modify the project to make sure we stay out of that wetland area.
- Mr. Stolman: If the wetland is not shown on the Army Corps mapping, it's not good enough for Mike to say no. He needs to get something from the Army Corps indicating that's not an Army Corps wetland.
- Mr. Gillespie: Although we are not proposing any disturbance?
- Mr. Stolman: Right. One of our other comments was that it's 75 feet from the County line. So that home on Lot 1A was moved forward and now it's within 75 feet of the road.
- Mr. Gillespie: Is it from the edge of pavement?
- Mr. Stolman: From the property line.
- Mr. Gillespie: We will take a look at that.
- Mr. Flower: The only other issue was the County DPW. Did you submit to them for the driveway?
- Mr. Gillespie: We have submitted and we will submit the information relative to that submittal.
- Mr. Flower: At this point we want to close the public hearing.
- Mr. Horan: I would adjourn that until they resubmit.
- Mr. Flower: So we will adjourn the public hearing to June 18, 2018.
- Mr. Stolman: The reason for that is otherwise the Planning Board has to take an action to approve or deny within 60 days of the hearing.
- Mr. Horan: To the extent the applicant moves the house. It would be appropriate to have a condition of getting the permit from the county and we could probably do the letter for the Army Corps of Engineers.
- Mr. Stolman: Also, for the DEC to sign off on the delineation wetland could change.
- Mr. Gillespie: That's fine.
- Mr. Flower: Would you like to select the date now? The next meeting will be June 4 and the following would be June 18.

Mr. Gillespie: There's really not a big push from the owner so I think the second meeting in June will be fine.

Mr. Phillips: **Motion to adjourn the Public Hearing to June 18, 2018.**
Mr. Hussain: **Second the Motion.**
Vote: All present voted Aye.

Discussion:

17-3381 Wappinger Hannaford Site Improvements: To vote on a site plan application to improve the building colors, signage, bottle-return CLYNK and parking lot on 12.98 acres in an SC Zoning District. The property is located at **1490 Route 9** and is identified as **Tax Grid No. 6157-02-653974** in the Town of Wappinger. (Tighe & Bond) (Two variances approved May 7, 2018)

Present: Brandee Nelson – Engineer

Mr. Flower: Did you receive the resolution?

Ms. Nelson: Yes.

Mr. Flower: Do you have any questions?

Ms. Nelson: Nope, everything seems straight forward.

Mr. Flower: At this point we just need to vote on the resolution.

Mr. Valdati: **Motion to approve the resolution as written.**
Mr. Marinaccio: **Second the Motion.**
Vote: All present voted Aye.

Extension:

17-5181 Cohen Subdivision: Seeking a six (6) months extension on a subdivision application on preliminary & final subdivision approval for a 3-lot subdivision on 4.12 acres in an R40 Zoning District. This extension is being requested to allow them to proceed with obtaining prerequisite for Town Board approval on the sewer district process. This extension, if granted will begin May 20, 2018 through November 19, 2018. The Property is at **195 All Angels Hill Road** and is identified as **Tax Grid No. 6258-04-713166** in the Town of Wappinger. (Day)(LA April 24, 2017) (PH opened & closed November 6, 2017) (Approved preliminary & final November 20, 2017)

Present: Dennis Lynch – Engineer

Mr. Lynch: Good evening. Dennis Lynch with Day Engineering and we are here for an extension for the Cohen Subdivision. The outstanding issue was expanding of the sewer district. They asked for additional information finding the exact location of utilities and the right-of-way which we actually received today. We should have that in for approval shortly and the outstanding issues with the Board of Health. Therefore, we are asking for a six (6) months extension.

Mr. Marinaccio: **Motion to grant a six (6) months extension to November 19, 2018.**
Mr. Hussain: Second the Motion.
Vote: All present voted Aye.

16-5179 Myers Corners Landing Subdivision: Seeking a six (6) months extension on a preliminary subdivision application approved October 16, 2017 on a total of 6.10 acres on two parcels in an R-20 Zoning District. The applicant is requesting a retroactive extension as they await Board of Health approval for water supply and sewage disposal. The extension, if granted will retroactively begin April 14, 2018 through October 15, 2018. The property is located on **Myers Corners Road** and is identified as **Tax Grid No. 6158-04-894014 (5.84 acres) and 6157-02-899988 (0.26 acres)** in the Town of Wappinger. (Povall) LA 6-20-17 (opened PH 7-17-17) (closed PH 9-6-17) (Approved October 16, 2017)

Present: Bill Povall – Engineer

Mr. Flower: So this has already started moving forward. It was brought to our attention that they started working on the subdivision and they do not have a permit. They started work on the road and some items such as escrow are outstanding and in arrears at this time.

Mr. Stolman: The preliminary approval has expired.

Mr. Povall: There was some confusion with the resolution and at this point we still don't have a signed resolution. We just found out recently what that expiration date is. That's why we are here tonight requesting an extension retroactive to that date. We just received the latest letter from the Health Department which indicates that the engineering items are complete and all they need at this point is a final map to approve it. We submitted the draft resolution that we recently received and addressed to this board today for an upcoming meeting for a final approval.

Mr. Flower: We show there are some escrow accounts that need to be replenished. The post planning escrow account needs to be replenished.

Mrs. Roberti: The regular planning and Town Board escrow have to be replenished.

- Mr. Flower: Since the work has started on the road, there should be a road building account with the Town so that the proper people can inspect the road. What's the status of the DPW work permit?
- Mr. Povall: It was either submitted today to my office or it's coming in tomorrow. No work was done by the road.
- Mr. Flower: I understand. What about the stormwater escrow account and also the stormwater management district?
- Mr. Povall: That's in the process.
- Mr. Flower: Is that going to be submitted to the Town Board as well?
- Mr. Povall: Yes and I believe we will be working with Jim's office to come up with that actual language. Is that right that we need to work with the Town attorneys?
- Mr. Horan: Right. Is it their intent to include this in the water and sewer district?
- Mr. Povall: It's in the sewer district and I believe it's now in the water district.
- Mr. Flower: At this point all is needed for the board to act on is the extension for preliminary approval.
- Mr. Marinaccio: Motion to grant a six (6) months extension to retroactively begin April 14, 2018 thru October 15, 2018 provided that all of the open items discussed are taken care of.**
- Mr. Phillips: Second the Motion.
- Vote: All present voted Aye.

Conceptual Review:

18-5191 GTM Realty Lot Line Consolidation: To discuss a conceptual review application to consolidate two (2) existing parcels into one lot on 33.4 acres in an R40 Zoning District. The property is located on **49 Lane Gate Drive and DeGarmo Hills Road** and is identified as **Tax Grid Nos. 6258-02-619919 (2.99) and 6258-02-661827 (33.43)** in the Town of Wappinger. (Gillespie)

Present: Mike Gillespie – Engineer

Mr. Gillespie: Hello, this one should be absolutely simple. The Town of Wappinger has regulations that when you subdivide lots you have to come before the Planning Board in order to consolidate. We have two separate tax parcels and one with access off Lane Gate Drive with existing single

family residential home. There's a larger parcel which has a very slim frontage access point to DeGarmo Hills Road. A total of 33.43 acres and the larger parcel have an extremely large wetland on it. We are just looking to put this together. I know at one point they were looking to create a ski slope on the existing property. That is on the smaller parcel so we are going to have to clean that up which makes things a little complicated.

- Mr. Stolman: What's the purpose?
- Mr. Gillespie: They just want to put it on one parcel and tax roll.
- Mr. Horan: There's some value the county and assessor associates with separate tax parcels even though it's essentially unbuildable.
- Mr. Flower: So by combining it adds to the other property?
- Mr. Horan: Not much. It's just reducing on tax bill but I'll be curious to see what it will be.
- Mr. Gillespie: One of the benefits is the larger parcel with frontage on DeGarmo which doesn't meet current zoning. By combining parcels it will have one less zoning nonconformity.
- Mr. Flower: There's actually no plan for development there.
- Mr. Gillespie: I would say this would be a tough piece to build on.
- Mr. Flower: At this point it's just to make a full submittal to the board.
- Mr. Gillespie: I just want to mention that there are wetlands on this property.
- Mr. Stolman: You are not proposing any development?
- Mr. Gillespie: None at all.
- Mr. Stolman: Then I won't worry about it.
- Mr. Gillespie: Just want to make sure so when you get the letter from the DEC. We will put a formal application in.
- Mr. Flower: Yes, just submit a full application and we go from there.
- Mr. Gillespie: Sounds good and thank you folks.

18-5192 Kimmel Subdivision: To discuss a conceptual review application to subdivide and create four (4) lots on 13.6 acres in an R40 Zoning District. The property is located at **325 Pine Ridge Drive** and is identified as **Tax Grid Nos. 6257-04-624259 (1.3), 6257-04-608305 (8.0) and 6257-04-647304 (4.3)** in the Town of Wappinger (Hudson Land Design)

Present: Jon Bodendorf – Architect
Tim Kimmel – Owner

Mr. Bodendorf: Good evening everyone. Jon Bodendorf with Hudson Land Design and I'm here with Tim Kimmel who is the owner of the property. There are three parcels that he owns. One has an existing house off Pine Ridge Road and frontage on Old Hopewell Road for one of the parcels. He's looking to subdivide the parcels to allow for four additional single family homes. Two of which will have access off Pine Ridge Road via a common driveway. One will have access off Old Hopewell Road. There is an existing curb cut there and I believe the county has approved that. The last lot would have access off Pine Ridge Drive as well. This lot is a little interesting. There's an existing easement over that dirt road for the power company for access to their power line. Mr. Kimmel does have rights to that road as long as he doesn't pave it is my understanding. We will have to reconfigure this lot to make it work. There is a small wetland area in the front that we would have to get delineated. We are just looking for some general feedback before we make a formal submission.

Mr. Bodendorf continues his overview of the project.

Mr. Flower: I understand for the one driveway coming out you just going to use the existing dirt road?

Mr. Bodendorf: Yes. There are all kinds of agreements and easements that we have to go through and obviously the Town attorney has to look at.

Mr. Kimmel: I own the lot and occasionally they bring equipment there so they do not want the road paved.

Mr. Horan: You have to improve the road in accordance with the fire code.

Mr. Flower: You have to have some type of access to the residence.

Mr. Horan: You probably have to ensure upgrades to that road.

Mr. Bodendorf: It's something your consultants might want to take a look at once we get to that point.

- Mr. Flower: Whatever the agreement is with the easement will have to be submitted with the application.
- Mr. Bodendorf: We will submit all of that paperwork so that the Town has a clear understanding of what the agreements and easements are.
- Mr. Horan: If you can support their construction equipment, you can support fire trucks. In our code regarding grades, I believe 10 percent has to be paved.
- Mr. Bodendorf: Right off Pine Ridge is flat.
- Mr. Horan: How far back do they have the easement?
- Mr. Bodendorf: It runs right back to the utility.
- Mr. Horan: The road that goes down is that part of the easement?
- Mr. Bodendorf: No.
- Mr. Horan: That would be the area I would be most concerned about.
- Mrs. Roberti: How long is the driveway from Pine Ridge to the house roughly? If it's over 500 feet there has to be a turnaround for fire emergency vehicles.
- Mr. Bodendorf: I don't think it is but we will make sure.
- Mr. Stolman: For the common driveway you need to show that each individual lot can support its own before the Planning Board can let you do the common driveway.
- Mr. Bodendorf: Okay. We would come in with a plan that shows separate driveways and one that shows the common?
- Mr. Stolman: Yes.
- Mr. Flower: Any board members have any questions?
- Mr. Bodendorf: Tim, is there anything else you want to add? We already did soil testing with the Health Department so we know we can get the septic approved. At this point if there are no other questions or concerns, we will tighten up the plan and come back with a full application.
- Mr. Flower: You need to clean up some of those lot lines too.

- Mr. Bodendorf: There is some serious layer of management that has to be done and we have not gotten to that yet. It will look much better when we come in for the real subdivision.
- Mr. Flower: Okay.
- Mr. Bodendorf: Thank you.

18-5193 Cedar Hill Subdivision: To discuss a conceptual review application to consolidate two parcels and construct 66 single family homes on 96.4 acres in an R40 Zoning District. The property is located at **Old Hopewell Road and Cedar Hill Road** and is identified as **Tax Grid Nos. 6257-03-420260 (6.85) and 6257-03-400122 (89.55)** in the Town of Wappinger. (Day)

- Present: Dennis Lynch – Engineer
- Mr. Flower: Ralph has to recuse himself for the record.
- Mr. Lynch: Good evening. Dennis Lynch with Day Engineering and as you mentioned we are here to discuss the Cedar Hills Subdivision. It comprises of two parcels. The larger parcel is existing which is 89.5 acres and it does have frontage along Old Hopewell Road and along Cedar Hill Road. There is a Federal wetland and we also have the power authority easement running north to south through the property. The second parcel is 6.8 acres which will be part of the application also and has frontage along Cedar Hill Road. We are proposing an average density Section 240-19 that states the board can modify the requirements for the size of the lots. Right now it's located in R40 Zoning District. With this plan we have an average of 60,970 sf. for the average lot size with a minimum lot size of just over 20,000 sf. We basically just want to get feedback from the board as to where we go from here.
- Mr. Lynch continues his overview of the project.
- Mr. Flower: On the plan that conforms to the current zoning it comes up with 66 lots.
- Mr. Lynch: Correct.
- Mr. Flower: Are they all buildable lots?
- Mr. Stolman: I think in order to approve that, we need something that complies with the zoning law. What we would need for the conventional is a plan which the Planning Board is comfortable with all the requirements of the zoning laws and subdivision regulations. The lots need to be shown with

measurements and building envelopes showing all the setbacks, driveway locations.

Mr. Lynch: Will you need grading permit?

Mr. Stolman: The Planning Board has to also be comfortable in order to approve this plan.

Mr. Setaro: Dennis, some of the slopes are pretty non-extensive. I'm not even sure that some of these lots are even buildable. What are you doing as far as the water and sewer goes?

Mr. Lynch: I believe we are in the United Wappinger Water and Sewer District.

Mr. Stolman: How close to the lines is it right now?

Mr. Lynch: There are lines that exist along both Old Hopewell Road and Cedar Hill Road.

Mr. Stolman: Both water and sewer?

Mr. Lynch: Yes.

Mr. Stolman: To clarify, we are not looking for a preliminary plat that would be approved by the Planning Board for those purposes. You have to demonstrate on this sketch plan that the Planning Board could approve it for single family homes. Once the Planning Board is comfortable that it could approve that drawing, a lot count would be set and you would go about designing or redesigning the average density.

Mr. Lynch: Okay. Moving forward is this something we do in a workshop?

Mr. Stolman: I would think it would be reviewing this sketch plan like we would review any other drawings. We make comments which you respond to and then it will go back and forth like we normally do until the Planning Board is satisfied it's a drawing they could approve.

Mr. Setaro: David, what would they have to do in terms of some of the wetlands buffer in order for the time to consider? Do you know what level of details they have to go through in terms of wetlands analysis? I assume the Town would have to issue a permit.

Mr. Stolman: Right, but I think the harder question is, are any of these wetlands DEC wetlands or Army Corps wetlands?

- Mr. Lynch: No.
- Mr. Setaro: It has to be one or the other so either DEC or Army Corps.
- Mr. Lynch: It's a Federal wetland.
- Mr. Stolman: He will need Town permit and Army Corps permit, the threshold issue is delineation by a wetland specialist.
- Mr. Lynch: Yes, Mike Norwicki went out in November of last year.
- Mr. Stolman: So he should provide a report regarding the wetlands and he should be on the map with a note or something regarding delineation of the wetlands. We are going to have to review some functional analysis and the Planning Board would have to decide to issue a wetland permit. The more difficult part would be if there are Army Corps wetlands. If you are staying outside of them I don't know if we are going to need delineation or not. We haven't really talked about average density in subdivision in nearly a decade or more. We have to determine whether we are going to need some sort of delineation or not.
- Mr. Horan: For purposes of determining the conventional subdivision lot count, if you can avoid crossing the wetlands, and avoid the Planning Board would having to consider issues would be probably easier.
- Mr. Flower: All we are looking for on the conventional plan is the base number of lots.
- Mr. Horan: Right.
- Mr. Flower: If they can show that they can build on each lots and whether they can set a home on each lot with a driveway. They have to take into account slope and wetland areas. Basically what you are looking for is if they can demonstrate that.
- Mr. Horan: For example, on the conventional subdivision plan Lots, 21 and 22 have some pretty steep slopes. Also, Lots 42 and 43 the way those lots are laid out.
- Mr. Setaro: The lot is going through those steep slopes extends into those lots and make them unbuildable. Those are the types of things that we the consultants and the Planning Board need to see.
- Mr. Lynch: So the level of detail you are looking for is the grading plan and the driveway.

- Mr. Stolman: It would be good if you could in the next submission to 100 scale instead of 150 scale.
- Mr. Lynch: I didn't want to fit it all on one sheet. Procedurally we are just going to submit as a conventional plan.
- Mr. Stolman: Just submit it and we'll review it and we will give you our comments.
- Mr. Lynch: So just submit it as a regular application.
- Mr. Stolman: It has to be enough so the Planning Board is comfortable.
- Mr. Setaro: We were involved in a project similar to this where we were the engineers for the project and in order to prove as conventional, we had some slope issue too. We had to do a preliminary profile and we had to go through drainage.
- Mr. Horan: I think that's a good level of doing it and grading for the lot and grading for the driveway.
- Mr. Stolman: Then Peter and his office can say this is approvable. Just the basics that we have to see and the setbacks should be shown.
- Mr. Lynch: Okay. Is there any input from the board? I know we are at the preliminary stage.
- Mr. Flower: If you can prove the lots that are workable that would make sense.
- Mr. Lynch: Thank you.

18-3394 Central Hudson town wide Pole & Wire Replacement: To discuss a conceptual review application to replace damaged and deteriorated poles and equipment within the existing KM and TV transmission corridors within the Town of Wappinger boundary. The property is being identified as **Tax Grid No. 6157-01-353724.** (Cuddy & Feder)

Present: Anthony Morando – Cuddy & Feder
Brian Demesko – Project Manager
Greg Lieberman – Sr. Project Manager - EDR
Chris Roberts – Central Hudson

Mr. Demesko: Good evening. My name is Brian Demesko and I am a project manager with Central Gas & Electric and I'm joined here tonight with our team. To my right is Anthony Morando, land use attorney from Cuddy & Feder,

Greg Lieberman from EDR, our consultant for permitting and environmental, and on my far left is Chris Roberts with Central Hudson Gas & Electric, our environmental coordinator. What I would like to do is talk to the Planning Board tonight about some work that Central Hudson has planned on three 69 KB electric transmission lines in the Town of Wappinger. We have a replacement project plan for two of the lines. The third one we have a retirement plan that I will talk about after I talk about the replacement project.

Mr. Demesko continues his overview of the project.

Mr. Morando:

Good evening. My name is Anthony Morando and I'm here helping out Central Hudson on the land use side. We appreciate the board's time this evening and introduce this to you at a high level. We really want to get the town involved and collaborate when possible. The team has met with the zoning administrator and other officials in the Town to start introducing this project. We thought it would be great to come before you to let you know that this is coming. We are looking forward to working with your staff and you to explain it and move forward with the project. There are three separate projects in other words they are functionally independent. We will be processing them at the same time.

Mr. Morando continues his overview of the project.

Mr. Lieberman:

Good evening. My name is Greg Lieberman and I'm the Senior Project Manager with Environmental Design and Research. I'm working with Central Hudson in coordinating some of the environmental studies. These are not your typical type projects unlike some of the other projects that have come here tonight there's no subdivision components. There is not a road being built and there won't be site amenities and lights. The TV line is 6.3 miles in the Town of Wappinger, .4 miles in the Village of Wappinger and the KM line is 2.9 miles of which 1.7 miles is in the Town of Wappinger and 1.2 miles in the Town of Poughkeepsie. I would like to talk to you about is a third line.

Mr. Lieberman continues his overview of the project.

Mr. Morando:

Again, as we mentioned earlier our goal is to open an escrow account to start the process and go forward. I must add that we do intend to continue and go forward and we do anticipate continuing the process to file a formal application. In the next month or two and work through some of those technical issues in advance.

Mr. Flower:

At this point the board needs to authorize the approval of an escrow account.

- Mrs. Roberti: We just talked about this and the escrow should be \$7,500.00.
- Mr. Flower: We need to approve for \$7,500.00 escrow in order to do some of the review part of the submittal for the site plan.
- Mr. Marinaccio:** **Motion to authorize approval of a \$7,500.00 escrow.**
Mr. Hussain: Second the Motion.
Vote: All present voted Aye.
- Mr. Horan: One of the issues that we had in Pleasant Valley and I don't know if it was on the G line or the AC line. We had some issues regarding flood plains so you will need to provide a flood plain map because that issue came up. Do you still need PFC approval for this?
- Mr. Demesko: Yes.
- Mr. Horan: In the world of transmission lines, there are generally two buckets that will fall into one or the other. One is called an Article 7 filing. An Article 7 filing is when you are dealing at 345 KV lines for one mile or more or 115 KV at least 10 miles or more. This is not an Article 7 because it is a lower voltage line. It would require a Part 102 report filing with the Public Service Commission.
- Mr. Horan: Are they technically an involved agency?
- Mr. Demesko: I believe they are an interested party.
- Mr. Flower: I guess they would be an involved agency?
- Mr. Horan: No, they are just an interested agency. There are no approvals that are required.
- Mr. Demesko: These projects are independent of each other and they are not interrelated. They can be done and will be done separately but we are just filing them together.
- Mr. Horan: With respect to the right-of-way for the G line south once it's been filed, what's going to be in that right-of-way after?
- Mr. Demesko: Central Hudson doesn't own these properties. These are easements that we have with the individual land owners. We need to monitor and really look at that right-of-way as part of a larger understanding of what existing lines we have traversing that right-of-way. For the foreseeable future we will retain that right-of-way.

- Mr. Hussain: Looks like a three year project to me.
- Mr. Demesko: Yes, this is 2018 and we expect by 2021 for it to be done and complete. In between now and then there is a lot of work to be done.
- Mr. Horan: Are there any other substations in the Town of Wappinger?
- Mr. Demesko: No. I have nothing further.
- Mr. Flower: Are there any questions?
- Mr. Demesko: Thank you very much. I appreciate your time.

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

Adjourned: 8:31 pm

Respectfully submitted,

Bea Ogunti, Secretary
Town of Wappinger Planning Board