

TOWN OF WAPPINGER

PLANNING BOARD

Architectural Review Only
No Escrow Fees Taken

PROJECT NAME: Coletto Historic House

MEETING DATE: August 17, 2026

ACCOUNT NUMBER: 26-3546

DATE PREPARED: August 10, 2026

☒ **SITE PLAN** ☐ **SPECIAL USE PERMIT** ☐ **SUBDIVISION**

THE ATTACHED HAS BEEN REFERRED TO YOU FOR YOUR COMMENTS AND RECOMMENDATIONS. PLEASE SUBMIT ANY COMMENTS TO THE TOWN OF WAPPINGER PLANNING BOARD, 20 MIDDLEBUSH ROAD, WAPPINGERS FALLS, NY 12590 WITHIN FIFTEEN (15) DAYS.

 1 TOWN FILE
 7 TOWN OF WAPPINGER PLANNING BOARD
 1 ENGINEER TO THE PLANNING BOARD
 1 PLANNER TO THE TOWN
 1 ATTORNEY TO THE PLANNING BOARD
 HIGHWAY SUPERINTENDENT
 FIRE PREVENTION BUREAU
 RECREATION
 TOWN OF WAPPINGER TOWN BOARD
 DUTCHESS COUNTY DEPT. OF PLANNING
 NEW YORK STATE DEPT. OF TRANSPORTATION
 DUTCHESS COUNTY DEPT. OF HEALTH
 DUTCHESS COUNTY SOIL & WATER
 NYS DEPT OF D.E.C
 TOWN OF FISHKILL PLANNING BOARD
 TOWN OF EAST FISHKILL PLANNING BOARD
 TOWN OF LAGRANGE PLANNING BOARD
 VILLAGE OF WAPPINGER PLANNING BOARD
 BUILDING INSPECTOR
 1 ZONING ADMINISTRATOR-BARBARA ROBERTI

***** PLEASE NOTE ANY VIOLATIONS UPON YOUR REVIEW*****

RECEIVED

AUG 10 2026

Planning Department
Town of Wappinger

TOWN OF WAPPINGER PLANNING BOARD

Application No. 26-3546

Date Received: 8-10-26

Fee Received: \$250.00

APPLICATION FOR ARCHITECTURAL REVIEW

TITLE OF PROJECT: Coletto Historic House

Location of Property: 16 Hamilton Rd

NAME & ADDRESS OF APPLICANT (Corporation or Individual):

36 crescent Drive Beacon NY 12508
Street Town State Zip
Francesca Coletto 5163619788
Contact Person Phone Number Fax Number

NAME & ADDRESS OF OWNER (Corporation or Individual):

36 crescent Drive Beacon NY 12508
Street Town State Zip
Francesca Coletto 5163619788
Contact Person Phone Number Fax Number

Grid No. 6057-02-982944

Please specify use or uses of building.

Existing Design: single family Residential 1800s colonial, white house
on dark roof, porch, 3 bedroom, 2 story

Proposed Change to exterior of building or Signage: Similar style, colonial
w/ porch, white, dark roof, 4 bedroom.

Materials to be used: wood framing, concrete foundation, asphalt shingles
hardie board siding, 2 Story

Proposed cost of construction: ~600,000

Zoning District: R40/80 Acreage: 2.4

Existing No. of Parking Spaces: many Proposed No. of Parking Spaces: similar (4-10)

Francesca Coletto 64-160

Type Name (Corporation, LLC, Individual, etc.)

8/2/26
Date
516 361 9788

Owner's Telephone No.

[Signature]
Owner or representative's signature

Type Name and Title ***
36 crescent Dr Beacon NY 12508
Owner's Address

***If this is a Corporation or LLC please provide documentation of authority to sign.

TOWN OF WAPPINGER



PLANNING BOARD & ZONING BOARD OF APPEALS

20 MIDDLEBUSH ROAD
WAPPINGERS FALLS, NY 12590
PH: 845-297-6256
Fax: 845-297-0579

Owner Consent Form

Project No: 26-3546 Date: 8/10/26
Grid No.: 6057-02-982944 Zoning District: R40/80

Location of Project:

16 Hamilton Rd

Name of Applicant: Francesca Coletto 5163619788
Print name and phone number

Description of

Project: knock down old home w/ foundation + structural
issues. replace w new build that has a similar
historic design.

I Francesca Coletto, owner of the above land/site/building
hereby give permission for the Town of Wappinger to approve or deny the above application in
accordance with local and state codes and ordinances.

8/10/26
Date

516 361 9788
Owner's Telephone Number

Owner's Signature

Francesca Coletto
Print Name and Title ***

*** If this is a Corporation or LLC, please provide documentation of authority to sign.

If this is a subdivision application, please provide a copy of the deed.

TOWN OF WAPPINGER PLANNING BOARD
ARCHITECTURAL REVIEW

Appl. #: _____
Date: _____

PROJECT: _____

LOCATION: _____

DATE OF PLANNING BOARD MEETING: _____

PROJECT CONSISTS OF THE FOLLOWING:

APPROVED: _____ DENIED: _____

MOTION MOVED BY: _____

SECOND BY: _____

CONDITIONS:

BEA OGUNTI, SECRETARY
TOWN OF WAPPINGER PLANNING BOARD



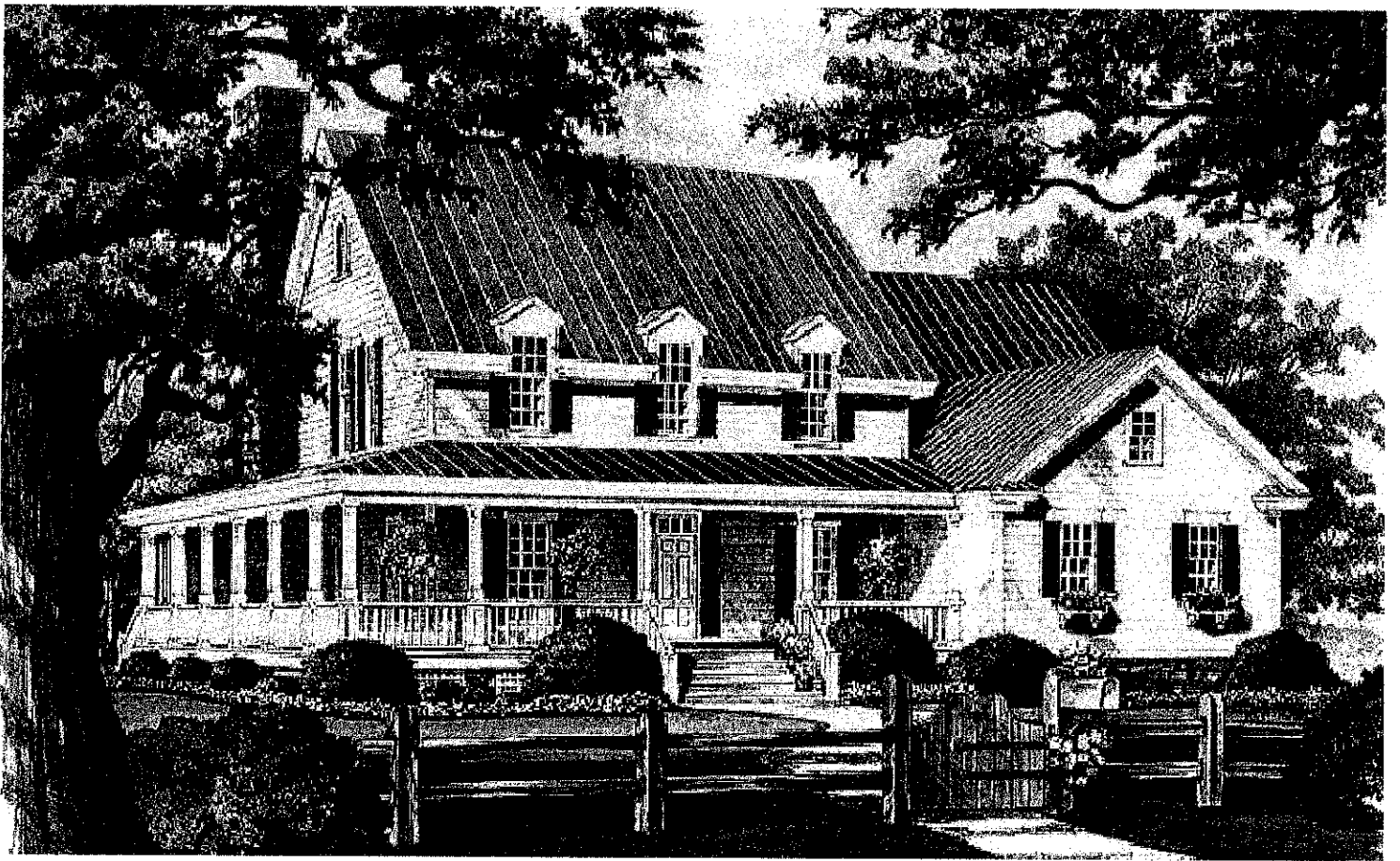
Property photo 1 of 36

existing home

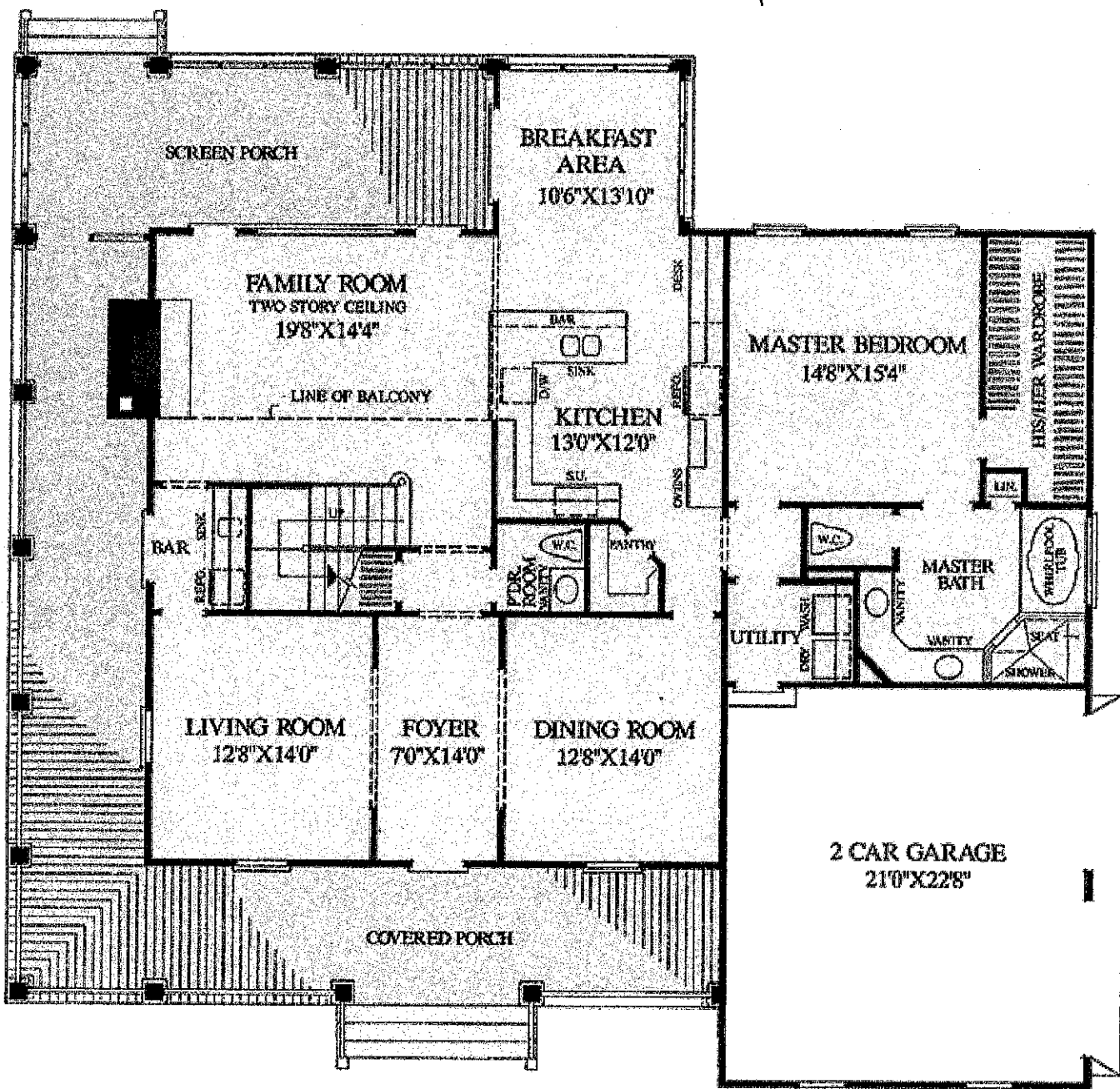


Early Dutchess county home

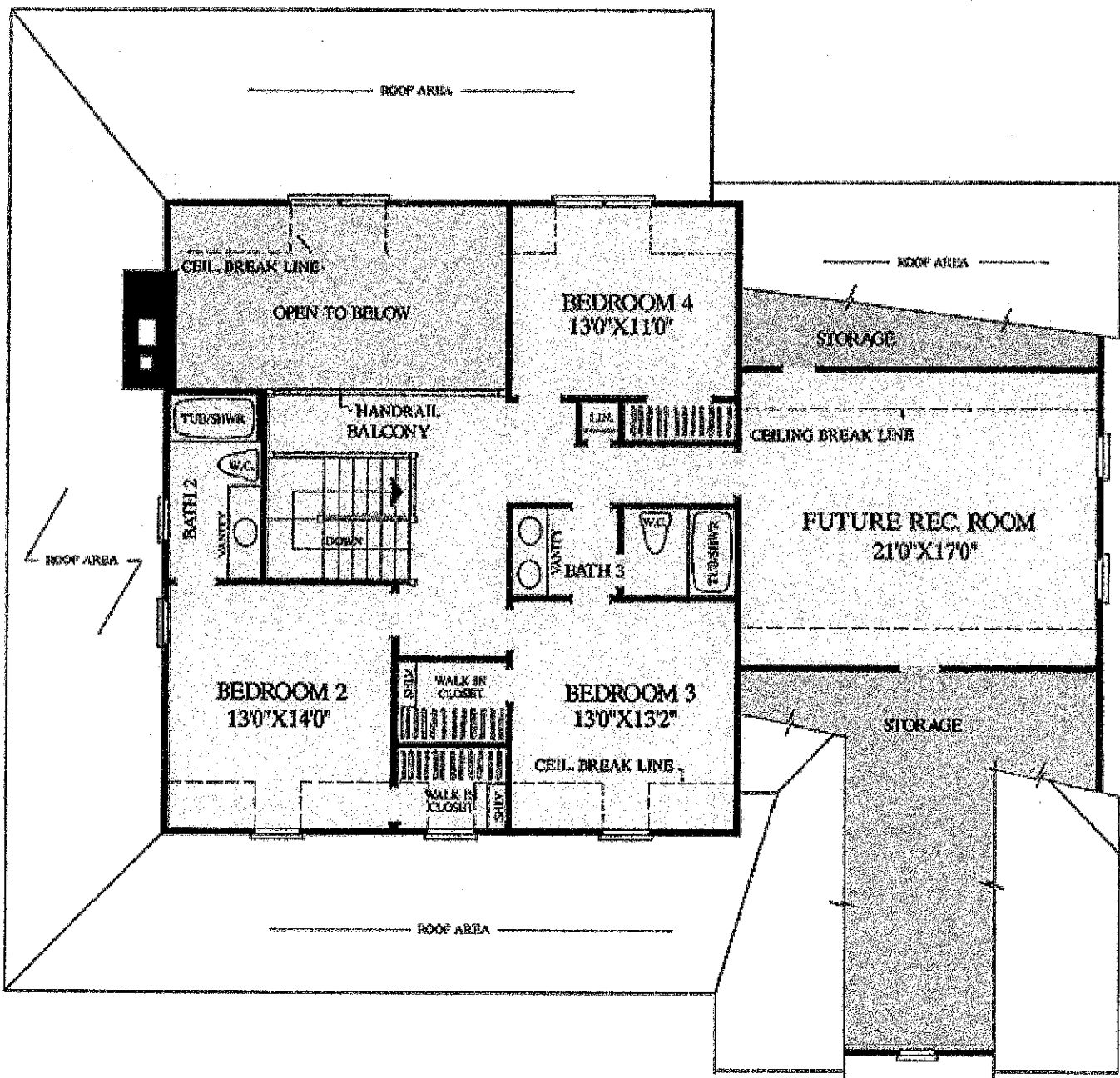
proposed house



proposed 1st Fl



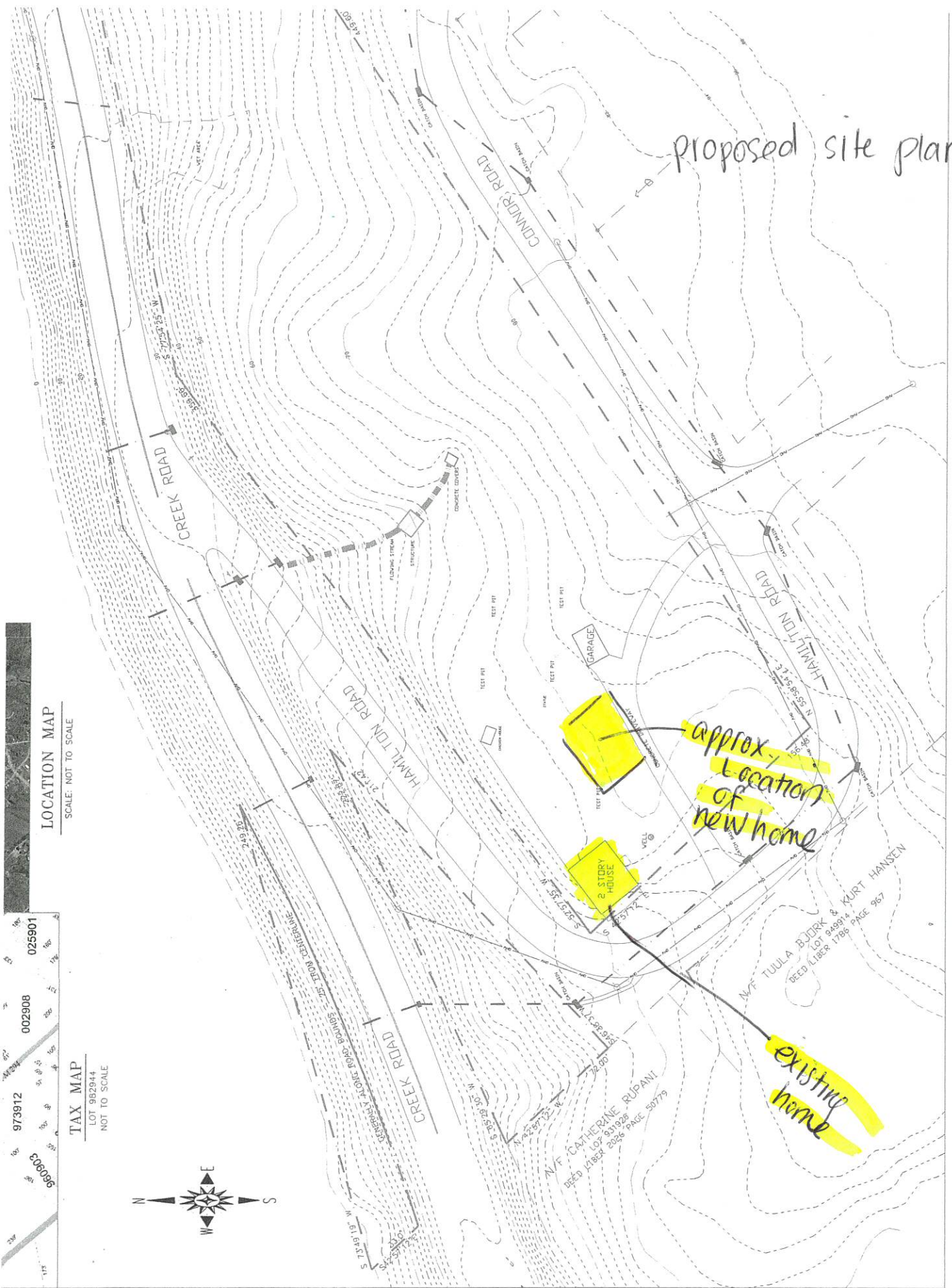
Proposed 2nd FL



16 hamilton rd project description

With approval, we would plan to demolish the existing structure. We understand it is in a historic district, but after having a specialist evaluate the foundation, it would cost way more to fix the foundation alone than it is worth. Not to mention the rest of the issues with the house :(the existing house is a single family 2 story home with 3 bedrooms. It is a 1800s colonial style with off white siding and a dark roof. There is a porch off the front of the house.

The new structure would be a single family house with 4 bedrooms or 3 bedrooms and an office. We will replace with a [home](#) of similar style. A 2 story colonial with a porch. Similar colors as well, off white siding and a gray-dark gray roof. We love how peaceful and historic this property is and intend to keep that feel! The goal is charming and thoughtful farmhouse with a few modern touches, but not a 'modern farmhouse'. The house is RIGHT off the road right now. We do not wish to move it far, but would like to move it a little bit off the road for safety and privacy.

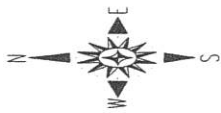


LOCATION MAP

SCALE: NOT TO SCALE

TAX MAP

LOT 982944
NOT TO SCALE



REVISIONS

SURVEY PLAT

TOTAL AREA OF SUBJECT PARCEL 2.50 ACRES OR 110,000 SQ. FT.