

# MINUTES

Town of Wappinger Planning Board  
October 7, 2019  
Time: 7:30 PM

Town Hall  
20 Middlebush Road  
Wappingers Falls, NY

Summarized Minutes

## Members:

Mr. Flower	Chairman	Present
Mr. Ceru	Member	Absent
Mr. Freno	Member	Absent
Mr. Marinaccio	Member	Present
Mr. Peratikos	Member	Present
Mr. Pesce	Member	Present
Mr. Valdati:	Member	Present

## Others Present:

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

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## SUMMARY

### Public Hearing:

Price Ground Mounted Solar Panel	Public Hearing opened and closed Town Planner authorized to draft Resolution
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Porteus Lot Line Consolidation	Public Hearing opened and closed Town Planner authorized to draft Resolution
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### Discussion:

Guardian Temperature Controlled Building	Resubmit for October 21, 2019
Thomas Ground Mounted Solar Panel	Referred to Zoning Board of Appeals for variance
MacFarlane / Carlos Espinoza (Amended Site Plan)	Town Planner authorized to draft Resolution
33 Middlebush Road & Lot Line Consolidation	Resubmit
Old Hopewell Commons (Amended Site Plan)	Resubmit

### Architectural Review:

Hudson Valley Lighting Façade Renovation	Approved as presented
Mobil Station 349 Rte. 82 Pump Apertures	Approved with condition that LED digital pricer have dimmer and landscaping around freestanding sign.

**Mr. Valdati:**                   **Motion to accept the Minutes from September 16, 2019.**  
Mr. Marinaccio:               Second the Motion.  
Vote:                             All present voted Aye.

**Video of the October 7, 2019 Planning Board Meeting:**

<https://www.youtube.com/watch?v=ZC7MHxJ3bug>

**Public Hearing:**

**19-4083 Price Ground Mounted Solar Panel:** The Town of Wappinger will conduct a Public Hearing on a Special Use Permit for the installation of a ground mounted solar panel array on 1.51 acres in an R40 Zoning District. The property is located at **10 Brown Road** and is identified as **Tax Grid No.: 6357-01-069705** in the Town of Wappinger. (Glogowski) (PH opened & closed October 7, 2019)

Present:                         Nick Glogowski – Infinity Solar Systems

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

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

**Mr. Marinaccio:**               **Motion to authorize the Town Planner to draft the Resolution.**  
Mr. Pesce:                     Second the Motion.  
Vote:                             All present voted Aye.

**18-5198 Porteus Lot Line Consolidation:** The Town of Wappinger will conduct a Public Hearing for the consolidation of two parcels into one lot. The two lots, each approximately 0.465 acres lie in an R20 Zoning District. The property is located at **205-209 Old Route 9** and is identified as **Tax Grid Nos. 6156-02-830781 (0.46 acres) and 6156-02-825772 (0.47 acres)** in the Town of Wappinger. (Cappelli) (PH opened & closed October 7, 2019)

Present:                         Alfred Cappelli – Architect

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

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

**Mr. Marinaccio:**                   **Motion to authorize the Town Planner to draft the Resolution for October 21, 2019.**  
Mr. Valdati:                        Second the Motion.  
Vote:                                 All present voted Aye.

**Discussion:**

**17-3361 (Site Plan), 18-5188 (Lot Line Consolidation), and 18-4078 (Special Use Permit) Guardian Temperature Controlled Building:** To vote on a Site Plan, Special Use Permit and a Lot Line Consolidation to construct a temperature controlled self-storage and combine two lots 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 (.62 acres) and 6156-02-774941 (2.30 acres)** in the Town of Wappinger. (Redl) (Site Plan, Lot Line & Special Use Permit Approved March 19, 2018)

Present:                               Frank Redl – Applicant  
  
  Applicant to resubmit color rendering for October 21, 2019.

**19-4084 Thomas Ground Mounted Solar Panel:** To discuss a Special Use Permit for the installation of a second ground mounted solar panel array on 15.70 acres in an R20/40 Zoning District. The property is located at **197 Riverview Drive** and is identified as **Tax Grid No.: 6256-02-722840** in the Town of Wappinger. (Hamill)

Present:                               Bob Hamill – US Energy Concierge  
  
  Referred to Zoning Board of Appeals.

**18-3406 20 MacFarlane / Carlos Espinoza (Amended Site Plan):** To discuss an Amended Site Plan application to upgrade and repair the existing building on 2.27 acres in an R20 Zoning District. The property is location at **20 MacFarlane Road** and is identified as **Tax Grid No. 6157-04-720271** in the Town of Wappinger. (Badey & Watson) (Variances approved June 11, 2019) (PH opened & closed 09-16-19)

Present:                               Margaret McManus – Engineer  
  Alfred Cappelli – Architect

**Mr. Marinaccio:**                   **Motion to authorized Town Planner to draft the Resolution for October 21, 2019.**  
Mr. Pesce:                         Second the Motion.  
Vote:                                 All present voted Aye.

**16-3351 33 Middlebush Road (Site Plan) and 19-5201 (Lot Line Consolidation):** To discuss a site plan application to convert the existing building for contractor storage and combing both lots dissolving the property line between the parcels by creating one lot. A Use Variance was granted on August 22, 2017 by the Zoning Board of Appeals for contractor storage on 1.75 acres in an R20/40 Zoning District. The property is located at **33 Middlebush Road** and is identified as **Tax Grid Nos.: 6157-01-414840** (0.88) and **6157-01-396837** (0.87) in the Town of Wappinger. (Cappelli)

Present: Alfred Cappelli – Architect  
Resubmit.

**19-5183 Old Hopewell Commons (Amended) Subdivision:** To discuss an amended subdivision to construct a Town Road at the east end of the site and to provide closure for the intersection of Sergeant Palmateer Way and Old Hopewell Road on 6.45 acres in an HB Zoning District. The Property is at **Old Hopewell Road and Sgt. Palmateer Way** and is identified as **Tax Grid No. 6157-02-542585** in the Town of Wappinger. (Day) (LA April 24, 2017) (Neg. Dec. November 6, 2017) (Variance granted November 14, 2017) (Site Plan & Preliminary & Final Subdivision approval December 4, 2017)

Present: Mark Day – Engineer  
Resubmit.

**Architectural Review:**

**19-3418 Hudson Valley Lighting Façade Renovation:** To discuss an Architectural Review for the removal of existing tilt up concrete wall panels and replace with new aluminum and glass storefront on 67.002+ acres in an AI Zoning District. The property is located at **151 Airport Drive** and is identified as **Tax Grid No.: 6259-02-841673** in the Town of Wappinger. (Liscum, McCormack)

Present: Keith Scofield – Architect

**Mr. Marinaccio:** Motion to approve the Architectural Review as presented.  
**Mr. Peratikos:** Second the Motion.  
**Vote:** All present voted Aye.

**19-3419 Mobil Station 349 Rte. 82 Pump Apertures & Replacement of Freestanding Pricer to LED Digital Pricer:** To Discuss an Architectural Review for the installation of pump apertures in fueling area and reface the freestanding pricer to LED digital pricer on 1.06 acres in an HM Zoning District. The property is located at **349 Route 82** and is identified as **Tax Grid No.: 6356-01-223990** in the Town of Wappinger. (Holloway)

Present: Tom Kievit – Applicant

**Mr. Marinaccio:** **Motion to approve the Architectural Review with condition that LED digital pricer have dimmer and landscaping around freestanding sign.**

Mr. Valdati: Second the Motion.

Vote: All present voted Aye.

**Mr. Marinaccio:** **Go into Executive Session for legal advice.**

Mr. Valdati: Second the Motion.

Vote: All present voted Aye.

**Mr. Valdati:** **Come out of Executive Session.**

Mr. Pesce: Second the Motion.

Vote: All present voted Aye.

**Mr. Pesce:** **Motion to Adjourn.**

Mr. Marinaccio: Second the Motion.

Vote: All present voted Aye.

Adjourned: 9:45 pm

Respectfully submitted,  
Bea Ogunti, Secretary  
Town of Wappinger Planning Board

