

MINUTES

Town of Wappinger Planning Board
November 4, 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	Present
Mr. Marinaccio	Member	Present
Mr. Peratikos	Member	Present
Mr. Pesce	Member	Present
Mr. Valdati:	Member	Present

Others Present:

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

SUMMARY

Adjourned Public Hearing:

Wappingers Farm Estates Subdivision

Adjourned Public Hearing closed
Town Planner authorized to prepare Resolution for
November 18, 2019

Discussion:

Old Hopewell Commons Subdivision

Town Planner authorized to prepare Resolution for
November 18, 2019

Bertero Subdivision

Resubmit

Tarpon Towers II, LLC Wireless
Telecommunications Facility

Circulate for Lead Agency / Balloon Test Dec. 7

NERP Holding Tractor Supply
Company & Retail Store

Resubmit

Architectural Review:

Casa Vallarta, Inc. Modular Cooler

Approved as presented

Extension:

Hindu Samaj (2-Lot Consolidation)

Extension granted from November 30, 2019 thru
February 27, 2020

Cohen Subdivision

Extension granted from November 18, 2019 thru
May 17, 2020

Mr. Valdati: **Motion to accept the Minutes from October 21, 2019.**
Mr. Peratikos: Second the Motion.
Vote: All present voted Aye.

Video of the November 4, 2019 Planning Board Meeting:

<https://www.youtube.com/watch?v=W31k2XupHoU>

Adjourned Public Hearing:

18-5194 Wappingers Farm Estates Subdivision: The Town of Wappinger will conduct an Adjourned Public Hearing on a subdivision application for the construction of 11 single family residents on 61.00 acres in an R40/80 Zoning District. The property is located at **105 Robinson Lane** and is identified as **Tax Grid No. 6459-03-110235** in the Town of Wappinger (Day) (Lead Agency August 14, 2018) (PH closed November 4, 2019)

Present: Derek Day – Day & Stakosa Engineering
Mark Day

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

Mr. Marinaccio: **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 prepare the Resolution for**
November 18, 2019.
Mr. Peratikos Second the Motion.
Vote: All present voted Aye.

Discussion:

17-5183 Old Hopewell Commons Subdivision: To discuss resolution on a 2-lot subdivision on 6.45 acres in an HB Zoning District. The Property is at **Sgt. Palmateer Way & Old Hopewell Road** 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 approved December 4, 2017)

Present: Mark Day – Day & Stakosa Engineering

Mr. Valdati: Motion to authorize the Town Planner to prepare the Resolution.
Mr. Pesce: Second the Motion.
Vote: All present voted Aye.

19-5202 Bertero Subdivision: To discuss a Subdivision application to subdivide 2-lots on 6.21 acres in an R40 Zoning District. The property is located at **100 Stonykill Road** and is identified as **Tax Grid No.: 6056-02-835650** in the Town of Wappinger. (Gillespie)

Present: Mike Gillespie – Gillespie & Associates Engineering
Applicant to resubmit.

19-3420 (Site Plan) 19-4085 / (Special Use Permit) Tarpon Towers II, LLC Wireless Telecommunications Facility (Castle Point): To discuss a Site Plan and Special Use Permit on a telecommunications facility at Castle Point on 47 acres in an R40/80 Zoning District. The proposed facility will consist of a 150 feet tall monopole and associated unmanned transmission equipment with a fenced compound at grade. The property is located at **110 Chelsea Road** and identified as **Tax Grid No.: 6056-03-339420**. (Cuddy & Feder)

Present: Neil Alexander – Cuddy & Feder

Mr. Marinaccio: Motion to Circulate our Intent for Lead Agency.
Mr. Peratikos: Second the Motion.
Vote: All present voted Aye.

19-3407 NERP Holding Tractor Supply Company & Retail Store: To discuss the felling of trees on a Site Plan application for the construction of a tractor supply retail store on vacant lot on 5.899 acres in an HB Zoning District. The property is located on **Route 9** and is identified as **Tax Grid No. 6157-04-539374** in the Town of Wappinger. (Hallisey, Pearson & Cassidy) (Lead Agency 3-27-19) (Negative Declaration July 15, 2019) (ZBA Variances granted July 23, 2019) (Site Plan approved September 16, 2019)

Present: Neil Alexander – Cuddy & Feder
Jim Cassidy – Hallisey, Pearson & Cassidy

Applicant to resubmit

Architectural Review:

19-3421 Casa Vallarta, Inc. Modular Cooler: To discuss an Architectural Review for the installation of a 128 square feet modular cooler in the rear of the building on 5.14 acres in an NB Zoning District. The property is located at **1820 Route 376** and is identified as **Tax Grid No.: 6259-02-530791** in the Town of Wappinger.

Present: Ron VanTine – Applicant

Mr. Marinaccio: Motion to approve the Architecture Review as presented.
Mr. Freno: Second the Motion.
Vote: All present voted Aye.

Extension:

18-5196 Hindu Samaj (2-Lot Consolidation): Is seeking their second 90-day extension on a 2-lot consolidation application approved on December 3, 2018 to combine the Temple property to the Priest house property for a total of 10.32 acres in an R40 Zoning District. Both properties are owned by the Hindu Samaj. The extension is requested to allow time to work on the final conditions of the resolution. If granted, this extension will begin November 30, 2019 through February 27, 2020. The property is located at **3 Brown Road** and is identified as **Tax Grid Nos. 6357-01-022799 (9.32 acres) and 6357-01-003754 (1 acre)** in the Town of Wappinger. (Berger) (Approved on December 3, 2018)

Mr. Valdati: Motion to grant the Extension from November 30, 2019 thru February 27, 2020.
Mr. Pesce: Second the Motion.
Vote: All present voted Aye.

17-5181 Cohen Subdivision: Seeking their seventh 180 days 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 adequate time to finish the review and approval process with the County. This extension, if granted will begin November 18, 2019 through May 17, 2020. 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)

Mr. Marinaccio: **Motion to grant the Extension from November 18, 2019 thru May 17, 2020.**
Mr. Pesce: Second the Motion.
Vote: All present voted Aye.

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

Adjourned: 9:21 pm

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