

MINUTES

**Town of Wappinger
Zoning Board of Appeals
January 22, 2020
Time: 7:00PM**

**Town Hall
20 Middlebush Road
Wappinger Falls, NY**

Summarized Minutes

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

Others Present:

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

SUMMARY

Discussion:

Thomas Ground Mounted Solar Panel	Resolution approved as written
Mobil Station 349 Rte. 82 Canopy Retrofit	Resubmit
Nussbickel Brothers Realty Site Plan & Lot Line Re-alignment	Public Hearing on February 3, 2020
Tarpon Towers II, LLC Wireless Telecommunications Facility	Motion to approve Lead Agency

Extension:

Chelsea Farm Subdivision	One year extension granted
Flynn, Rawls & LePore Subdivision	Six months extension granted

Miscellaneous:

33 Middlebush Road Site Plan & Lot Line Consolidation	Public Hearing on March 2, 2020
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Mr. Valdati: **Motion to accept the Minutes from January 6, 2020.**

Mr. Freno: Second the Motion.

Vote: All present voted Aye.

Video of the January 22, 2020 Planning Board Meeting:

<https://www.youtube.com/watch?v=XgR2iN7hFZI>

Discussion:

19-4084 Thomas Ground Mounted Solar Panel: To vote on 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) (Variance granted November 26, 2019) (PH waived January 6, 2020)

Present: Fred Thomas – Applicant

Mr. Freno: **Motion to approve the Resolution as written.**

Mr. Marinaccio: Second the Motion.

Vote: All present voted Aye.

19-3411 Mobil Station 349 Rte. 82 Canopy Retrofit: To discuss an Architectural Review application to discuss exterior lighting under canopy 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. (Jean)

Present: Paul Jean – Applicant
Neil Wilson – Attorney

Mr. Setaro: I am recusing myself from this project because we represent the Mobil Station.

19-3423 (Site Plan) and 18-5197 (Lot Line Re-alignment) Nussbickel Brothers Realty Site Plan and Lot Line Realignment: To discuss the consolidation of 4 existing non-conforming lots into 3 lots with parking on 8.59 acres in an HB Zoning District. The property is located at **205-209 Old Route 9** and is identified as **Tax Grid Nos. 6156-02-765714 (1.11), 6156-02-765692 (3.7), 6156-02-764724 (1.18) and 6156-02-764754 (2.6)** in the Town of Wappinger. (Dan Kohler)

Present: Dan Kohler – Engineer

Mr. Marinaccio: Motion to schedule the Public Hearing for February 3, 2020.

Mr. Freno: Second the Motion.

Vote: All present voted Aye.

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) (Balloon Test December 7, 2019)

Present: Neil Alexander – Attorney for Applicant

Resubmit

Extension:

10-5155 – Chelsea Farm Subdivision: Seeking their fourth one year extension on a final subdivision approval for Chelsea Farm Subdivision for their proposed 17 lot subdivision in an R-40/80 Zoning District on 186.8 acres. This extension is being requested for general economics and there have been ongoing discussions with the Town regarding potential different uses. These extensions would begin on January 31, 2020 through January 30, 2021. This parcel is located on **Chelsea Road (County Route 92) & North River Road** and is identified as **Tax Grid No. 6056-01-138527 (102.7 acres) & 6056-01-190688 (84.1 acres)** in the Town of Wappinger. (Koehler) (LA 4/9/10) (Rec'd preliminary subdivision approval 11-3-14) (Opened & closed PH 1/20/16) (Final subdivision approval 02-01-16)

Mr. Valdati: Motion to grant the applicant a one year extension.

Mr. Freno: Second the Motion.

Vote: All present voted Aye.

19-5199 Flynn, Rawls and Lepore Subdivision: Seeking their first 6 months extension on a preliminary and final resolution on a Lot Line Consolidation and 2 lot subdivision. This action consists of a 2 lot subdivision of the Flynn lot, and a lot line change to add acreage to the Rawls lot in order to meet minimum lot width. This extension is being requested to allow the applicant to finalize outstanding conditions and any outstanding fees and payments. If granted, this extension would retroactively begin from December 17, 2019 through June 16, 2020. The property is located at **340 South River Road** and is identified as **Tax Grid Nos. 5956-04-930485 (Flynn - 9.91 acres) and 5956-04-914451 (Rawls – 1.62 acres)** in the Town of Wappinger. (Samuelson)

Mr. Valdati: **Motion to grant the applicant a 6 months extension.**
Mr. Freno: Second the Motion.
Vote: All present voted Aye.

Miscellaneous:

16-3351 33 Middlebush Road (Site Plan) and 19-5201 (Lot Line Consolidation): To discuss emergency repair on 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)

Mr. Freno: **Motion to schedule a Public Hearing for March 2, 2020.**
Mr. Marinaccio: Second the Motion.
Vote: All present voted Aye.

Mr. Freno:
Mr. Marinaccio:
Vote:

Motion to adjourn.
Second the Motion.
All present voted Aye.

Respectfully Submitted,

Adjourned: 8:55 pm

Bea Ogunti
Secretary
Planning Board & Zoning Board of Appeals