

**MINUTES**

**Town of Wappinger  
Planning Board  
March 16, 2020  
Time: 7:00PM**

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

Summarized Minutes

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

**Others Present:**

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

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**SUMMARY**

**Discussion:**

Lepton & Quark, LLC Subdivision	Approved with conditions
Downey Energy Liquid Propane Storage	Intent to circulate for Lead Agency Resubmit revised EAF for May 4, 2020
Gordon Ground Mounted Solar Panel	Referred to Zoning Board of Appeals for Variance

**Conceptual:**

Hudson Valley Lighting (Amended Site Plan)	Submit full application
Mid-Hudson Islamic Association	Town Attorney to provide legal information on procedure

**Mr. Peratikos:** Motion to accept the Minutes from March 2, 2020.  
**Mr. Marinaccio:** Second the Motion.  
**Vote:** All present voted Aye.

**Video of the March 16, 2020 Planning Board Meeting:**

<https://www.youtube.com/watch?v=3uCF5Bpwth8>

**Discussion:**

**17-5184 Lepton & Quark, LLC Subdivision:** To discuss an application to extinguish an easement created June 18, 2002 on 1.11 acres in a GB Zoning District. The property is located at **22 Bill Horton Way** and is identified as **Tax Grid No. 6259-03-126067** in the Town of Wappinger. (Fuentes)

**Present:** Mr. Fuentes – Applicant

**Mr. Marinaccio:** Motion to approve the Resolution with conditions.  
**1. Removal of the sign at the driveway entrance.**  
**2. Removal of the 34 feet wide easement that’s shown.**  
**3. Showing the correct owner of Lot 1 on condition of evidence of proof of the filing of the extinguishment of the easement as well as proof of ownership to be supplied to the Town.**

**Mr. Peratikos:** Second the Motion.  
**Vote:** All present voted Aye.

**20-3425 (Site Plan) / 20-4088 (SUP) Downey Energy Liquid Propane Storage:**

To discuss a Site Plan application and Special Use Permit for a proposed liquid propane bulk storage facility on 6.29 acres in an HB Zoning District. The property is located at **199 Old Route 9** and is identified as **Tax Grid No. 6156-02-763656** in the Town of Wappinger. (Cappelli)

**Present:** Al Cappelli – Architect

**Mr. Marinaccio:** Motion to circulate for Lead Agency.  
**Mr. Ceru:** Second the Motion.  
**Vote:** All present voted Aye.

Resubmit for May 4, 2020.

**20-4089 Gordon Ground Mounted Solar Panel:** To discuss a Special Use Permit for the installation of a ground mounted solar panel on 18.77 acres in an R40/80 Zoning District. The property is located at **116 Dusty Trail** and is identified as **Tax Grid No.: 6057-04-744305** in the Town of Wappinger (Arantes)

Present: Erin McConnell – Empire Solar  
Dayan Arantes – Empire Solar

Referred to Zoning Board of Appeals for variance.

**Conceptual:**

**20-3426 Hudson Valley Lighting (Amended Site Plan):** To discuss a Conceptual Application for the construction of a 142,500 square foot addition to an existing 244,393 square foot building on 67.00 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. (Day & Stakosa)

Present: Mark Day – Day & Stakosa Engineering

Applicant to submit full application.

**20-3427 Mid-Hudson Islamic Association Farmers Market:** To discuss a Conceptual Application to use part of an existing parking lot for a seasonal farmers market on 4.56 acres in an R40 Zoning District. The Property is located at **125 All Angels Hill Road** and is identified as **Tax Grid No.: 6258-02-628535** in the Town of Wappinger. (Rashad)

Present: Pashmina Rashad – Applicant

Town Attorney to provide legal information on procedure.

**Mr. Marinaccio**  
Mr. Peratikos:  
Vote:

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

Respectfully Submitted,

Adjourned: 8:11 pm

Bea Ogunti  
Secretary  
Planning Board & Zoning Board of Appeals

