

# MINUTES

Town of Wappinger Planning Board  
March 4, 2019  
Time: 7:00 PM

Town Hall  
20 Middlebush Road  
Wappingers Falls, NY

Summarized Minutes

## Members:

|                |          |         |
|----------------|----------|---------|
| Mr. Flower     | Chairman | Present |
| Mr. Ceru       | Member   | Present |
| Mr. Marinaccio | Member   | Present |
| Mr. Pesce      | Member   | Absent  |
| Mr. Valdati:   | Member   | Present |

## Others Present:

|              |                      |
|--------------|----------------------|
| Mr. Horan    | Town Attorney        |
| Mr. Gray     | Town Engineer        |
| Mr. Stolman  | Town Planner         |
| Mrs. Roberti | Zoning Administrator |
| Mrs. Ogunti: | Secretary            |

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## SUMMARY

### Adjourned Public Hearing:

Zammiello 2-lot Subdivision

Adjourned to a date not certain

### Public Hearing:

Rte. 376 Holdings, Inc.

Public Hearing opened and closed  
Vote on Resolution on March 18, 2019

Maloney Heights Subdivision

Public Hearing opened and closed  
Resolution approved as amended

### Discussion:

Furnia Subdivision

Authorized Town Planner to prepare Resolution

NERP Holding Tractor Supply

On for March 18, 2019 Agenda

### Miscellaneous:

Red Cedar Arborists & Landscapers, Inc.

Intent to circulate for Lead Agency  
Public Hearing on March 18, 2019

### Extension:

Calvary Chapel of the Hudson Valley

Granted Six (6) months extension

Mr. Flower: Just wanted to make you aware that tonight is the first meeting that the Planning Board is recorded. We will be on some type of venue on youtube for the Town website. I just wanted to make everyone aware since in the past these meetings have not been recorded.

**Mr. Marinaccio:** **Motion to accept the Minutes from February 4, 2019.**  
Mr. Valdati: Second the Motion.  
Vote: All present voted Aye.

**Adjourned Public Hearing:**

**18-5189 Zammiello 2-lot Subdivision:** The Town of Wappinger will conduct an Adjourned Public Hearing on an application for a 2-lot subdivision on 7.95 acres in an R40 Zoning District. The property is located on **All Angels Hills Road** and is identified as **Tax Grid No. 6258-04-621394** in the Town of Wappinger. (Gillespie) (Public Hearing: May 21, 2018, Adjourned: June 18, July 16, September 5, October 1, December 3, 2018 and March 4, 2019) (Adjourned to no date certain)

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

Mr. Flower: Is there anyone in the audience who wishes to speak on behalf of the Zammiello Subdivision? Is there anybody here for the Zammiello Subdivision? Let the record show there's no one in the audience.

Mr. Horan: Leave it open until the end of the meeting.

Mr. Flower: Also to put into the record if we don't receive anything and in the future to move this forward we will request to open the public hearing and to republish in the paper. Does anybody have any objection to that? Since there are no objections, we will close this matter.

**Public Hearing:**

**18-3400 (Site Plan), 18-5195 (Lot Line Consolidation), and 18-4081 (Special Use Permit) Rte. 376 Holdings, Inc.:** The Town of Wappinger will conduct a Public Hearing to discuss a Site Plan, Special Use Permit and a Lot Line Consolidation. The applicant is proposing the consolidation of two tax parcels and to install a fueling station with three fuel pumps and to construct a 2,600 sf. convenience store on 2.3 acres in a GB Zoning District. The property is located at **1592 Rte. 376** and is identified as **Tax Grid Nos. 6259-04-530251 and 6259-04-540266** in the Town of Wappinger. (Chazen) (Public Hearing opened & Closed March 4, 2019)

Present: Chris Lapine – Engineer  
Kyle Bardwell – Engineer

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

Mr. Flower: Good evening.

Mr. Bardwell: My name is Kyle Bardwell and I'm here with Chris Lapine from the Chazen Companies. We are here to discuss Rte. 376 Holdings, Inc. who is our client. We are proposing a gas station and convenience store at the intersection of Rte. 376 and New Hackensack Road in the Town of Wappinger. There are going to be three pump islands along with a convenience store. We were last in front of the board in January where we discussed a few items including signage. We have since submitted a revised signage to the Town and the Planning Board has approved this. We have to address the remaining comments from the January comment letters. Those will be addressed and sent to the Town. We are here tonight for the public hearing.

Mr. Flower: Tonight we are just here to gather public comments. It there anybody in the public who wishes to speak regarding this project?

Mr. Abbate: My name is Phillip Abbate and I live at 6 Hackensack Heights Road in Wappingers Falls, NY 12590. I want to know what their plans are as far as the traffic on Rte. 376. I had the whole front end of my car taken out because the traffic is 65 mph so I was wondering if they were planning on putting any traffic light there.

Mr. Flower: That's one of the items the engineers are still working on addressing. I will let the engineer answer the question.

- Mr. Bardwell: Right now there is a proposal to put a left turn lane in from Rte. 376 to the Town road and there will be a thru lane on the opposite side.
- Mr. Abbate: It's going to be a nightmare.
- Mr. Lapine: This is your street. You can make a right or a left but there will be a separate left turn lane to come into your street.
- Mr. Abbate: Is there going to be a light?
- Mr. Bardwell: There is no signal.
- Mr. Abbate: Thank you.
- Mr. Flower: Is there any other question?
- Mr. Chung: Marlan Chung, 2 Hackensack Heights Road. I'm the very first house on that street. Our driveway is right there when you come in. It's very dangerous getting in and out and the traffic there. I want to know what's going to our driveway. Again, it's very hard getting out of that street. You definitely need a stop or put a traffic light there.
- Mr. Flower: Thank you. We will note your comments and they will be addressed in future submission.
- Ms. Farman: My name is Cindy Farman, 7 Hackensack Heights Road. My property borders the second lot from the gas station. Where will these septic systems and leach fields be presented to put it?
- Mr. Flower: The engineer will show you on the plan?
- Ms. Farman: So where is that in relations to the top of the hill?
- Mr. Lapine: The top of the hill is here and this drops down.
- Ms. Farman: So that's towards Rte. 376?
- Mr. Lapine: Rte. 376 is here and here's the top of the hill and this drops an elevation down to here.
- Ms. Farman: So the fields are going to be there.

- Mr. Lapine: Correct.
- Ms. Farman: That's interesting. Thank you.
- Ms. Mercatante: Hi, my name is Barbara Mercatante and I reside at 4 Hackensack Heights Road. My front door used to hit the woods now there's a dirt driveway facing my front door. Is there going to be an egress from the service station onto Hackensack Heights Road?
- Mr. Lapine: Some of the existing work that you've seen in there is remediation of containment of soil that was in the grown. They are approximately 95% complete there. The actual egress and ingress of this site is situated so it's almost between the two properties.
- Mr. Chung: Marlan Chung, 2 Hackensack Heights Road. The driveway is directly across from my house. Whenever it rains all that water comes across and right into my home. Is that anything you guys have done to take care of this?
- Mr. Lapine: We have rerouted the drainage towards Rte. 376 and it is going to be captured and run through a sand filter. All the runoff which currently runs across the road is going to be captured and routed to a bio retention area. There's an existing catch basin at the intersection of New Hackensack Road and Route 376. There's a 50 feet buffer that we are not touching.
- Mr. Chung: What you are doing makes it come directly on the other side.
- Mr. Lapine: What we are doing is we are capturing it and directing it straight to this catch basin. If I'm understanding you correctly it is overflowing on the other side.
- Mr. Chung: Correct.
- Mr. Flower: Are there any other comments from the professionals?
- Mr. Stolman: We have only one item regarding the lighting from our last memo. That's about it.
- Mr. Gray: All we wanted to see was the access.
- Mr. Lapine: At your request at the January meeting we submitted the traffic study prepared by Maser.

- Mr. Flower: We received that.
- Mr. Gray: My office will have no objection if you want to close the public hearing.
- Mr. Flower: I'll leave it to the board at this point. If you think we have enough information to close the public hearing I'll leave it up to you.
- Mr. Stolman: No objection at this time.
- Mr. Marinaccio:** **Motion to close the Public Hearing.**  
Mr. Ceru: Second the Motion.  
Vote: All present voted Aye.
- Mr. Lapine: We will modify our plans based on your January comments and submit for the next Planning Board meeting. We will also be able to include all of the on site improvements on this plan for the board to review it.
- Mr. Flower: Thank you.
- Mr. Lapine: Thank you very much.

**03-5080 Maloney Heights Subdivision:** – The Town of Wappinger will conduct a Public Hearing to discuss a stormwater district for a previously approved 8 lot subdivision on 18.7 acres in an R40 Zoning District. The property is located on **Maloney Road approximately 1,000 feet east of Route 376** and is identified as **Tax Grid No. 6259-02-605758** in the Town of Wappinger. (Day) (Approved March 4, 2019)

Present: Brian Stakosa – Engineer

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

Mr. Stakosa: Brian Stakosa – M. A. Day Engineering. This subdivision goes back a couple of years. I believed it got filed back in 2007 and it's an 8 lot subdivision off Maloney Road. At that time the map and easement were filed and the drainage was approved. We never filed the NOI which is the construction activity permit. Substantial time has gone by since then and

the applicant would like to begin installing the road. In order to comply with current regulations, the drainage had to be revised and updated to meet current standards. We've gone ahead and done that. The Town Engineer has approved that and part of doing that improvement there were increases in easements that we had to do to incorporate to extend the drainage and we've gone ahead to show that on the plan. That will be part of our map planning report that will be in front of the Town Board. We've had a bond that's been in place for a number of years that deals with the road construction, drainage improvements associated with the subdivision. That number goes back to 2007 and we've updated that bond amount to reflect drainage improvements and also increase in pricing associated with the catch basin, grading, piping, etc. The inspection fee has gone up slightly so we've notified the applicant that he will be responsible to come up with the difference of each. We will be preparing a new bond to the Town and satisfy whatever inspection fees required. That's it.

Mr. Flower:

Is there anyone in the public that wishes to make any comments on Maloney Heights Subdivision? Since there's no one here, I will entertain a motion to close the public hearing.

**Mr. Valdati:**  
Mr. Marinaccio:  
Vote:

**Motion to close the Public Hearing.**  
Second the Motion.  
All present voted Aye.

Mr. Flower:

David, do you have any comments?

Mr. Stolman:

On Page 4 there's a dollar amount to be inserted for the amount of the maintenance guarantee. So on Page 4, Item 4 we insert \$124,296.00 as the amount of the maintenance guarantee. Same page Item (i) we will find out the correct sheets and insert.

Mr. Flower:

Do we have the final sheets for that?

Mr. Stolman:

We will get that from Bob.

Mr. Flower:

Have you reviewed the resolution as it's being proposed?

Mr. Stakosa:

Yes, we are okay with it.

Mr. Stolman: We will fill that in so you can approve the resolution as amended.

Mr. Flower: The two amendments?

Mr. Stolman: Yes.

**Mr. Marinaccio:** **Motion to approve the Amended Final Subdivision Plat.**

Mr. Ceru: Second the Motion.

Vote: All present voted Aye.

Mr. Stakosa: Thank you very much.

**Discussion:**

**17-5185 Furnia Subdivision:** Seeking final approval on an application for a 9-lot subdivision on 7.56 acres in an R20 Zoning District. The property is located on **New Hackensack Road** and is identified as **Tax Grid No. 6158-02-948876** in the Town of Wappinger. (Berger) (Opened & Closed Public Hearing January 17, 2018)

Present: Shane Furnia – Applicant  
Michele Zervas – Engineer

Mr. Furnia: Hi, I'm Shane Furnia.

Mr. Flower: At this point in time everything has been completed in terms of the requirements for the subdivision.

Mr. Furnia: Yes.

Mr. Stolman: At this point in time you can authorize me to draft the resolution of final subdivision plat approval for the next meeting. You may want to waive the public hearing on the final plat because the final plat is in conformance with the preliminary plat. So you normally waive the final public hearing in that case.

Mr. Flower: Have all of the outstanding items been addressed?

Mr. Stolman: Yes, sufficiently so.

Mr. Marinaccio: One of the conditions was the creation of the drainage district.

Mr. Horan: The district has been created.



Mr. Flower: At this point we have to decide how we are going to waive the public hearing for final approval.

**Mr. Marinaccio:** **Motion to waive the Public Hearing for final approval.**  
Mr. Valdati: Second the Motion.  
Vote: All present voted Aye.

**Mr. Marinaccio:** **Motion to authorize the Town Planner to prepare the final Resolution for the March 18, 2019.**  
Mr. Valdati: Second the Motion.  
Vote: All present voted Aye.

**19-3407 NERP Holding Tractor Supply Company & Retail Store:** Seeking permission to fell 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)

Present: Jim Cassidy – Hallisey, Pearson & Cassidy Engineering  
Matt Darling – NERP Holding & Acquisition  
George Logan – Ecological Services

Mr. Cassidy: Good evening. My name is Jim Cassidy I'm a professional engineer and principal of the firm Hallisey, Pearson & Cassidy Engineering Associates, Inc. We are located at 630 Main Street in Cromwell, Connecticut. With me this evening is Matthew Darling. Matthew is with NERP Holding & Acquisition. Also with me tonight is George Logan from Ecological Services and he's our environmental professional. We are the prospective purchasers and developers of a piece of property located on New York Route 9 here in Wappinger. We were before you in January and gave you a brief presentation at that point for the proposed development for this piece of property. The first map you have before you is a site photo and the site is outlined in yellow consisting of 5.9 acres. The property is located on the westerly side of Rte. 9. Presently the site is heavily wooded there was an existing house on the property and the remains of the house is still in place. The typography of the site slopes towards Rte. 9 in a westerly direction.

Mr. Cassidy continues his overview of the project.

Mr. Cassidy: We did a traffic impact analysis prepared by Solar Engineering who is a joint engineer on this project. With tractor supply you'll find that they

are a low traffic generator and low customer count compared to a grocery store or a pharmacy. One of the things we found is that there is a restriction for the Indiana Bats. The roosting season is from the beginning of April to October. So as part of our application what we are asking for is to go in basically and be able to fell the trees. We would like to be able to go into the area that we are developing and drop the trees at this point. We are not going to disturb the land and we are looking to fell about 3.9 acres of trees. This plan is showing the area that would have to be cleared and the trees would be laid. We are working with the Town Engineer in worse case if the project does not go forward we would be looking at posting a restoration bond. The restoration bond would allow for the site to be restored by planting evergreen alongside the property line. As well as planting white pine a total of about 30 trees. We would be posting that money upfront before the trees are fell. With that I'm going to have George Logan come up. He's our environmental professional and he can explain a little more about the Indiana Bats.

Mr. Logan:

Good evening. My name is George Logan with Greenway Ecological Services. I have a master degree in Natural Resources Science and my concentration is in Wildlife Management Conservation Biology. As you probably know already. Indiana Bats migrate to the spring to roost according to literature at least in this area around April 15<sup>th</sup> to the early part of May. With the restriction of March 31<sup>st</sup> is maturity factor that was put in by the State and also by the Federal Government because these are Federal endangered species. As far as use the Indiana Bat do not have a specific tree and they don't have the restriction to the size of the tree. Usually, 90% of more they go for exfoliating bark of dying or dead trees. When I was here in November I did my ecological study and also the wetland areas with the exception of one dying tree I did not see any other trees that fit that. There might be some since I was there. From my survey what I did see is that a lot of the larger trees are in this area down here. My conclusion is that once the trees are fell there is still habitat that's left.

Mr. Flower:

Regarding the Indiana Bats, if for some reason you have to wait for April to cut down trees and if you do a survey you would be able to go that route instead of us giving an approval right now?

Mr. Logan:

There are two ways and what that does is elevates it for the next level with the State. I would have to put together a definitive review of a very concentrated search for a potential roosting habitat. I present that information to the State and they might or they might not go for that. The fallback would be to do an acoustic study which basically means that from mid April to mid May we see if that arrives on the site.

Nothing will happen until later on probably the end of May or June and at this point it's problematic.

Mr. Flower: What you are saying right now is there is no habitat but one tree for the most part?

Mr. Logan: The only tree that I saw that was dying that has some potential for roosting and it's covered by wisteria and is not an ideal habitat to start with and is also close to existing disturbance which is a factor.

Mr. Flower: We haven't reviewed the plan that has been submitted. It is my understanding that we need to make a determination regarding State Environmental Review Act to make a negative declaration to allow any trees to be cut on the property. At this time the Town Planner and Town Engineer would have to review the submittal at this point to provide us with enough information to make a decision tonight. At this point we will need to hold off on the tree cutting request for this evening.

Mr. Gladd: Good evening. My name is Alec Gladd and I'm an attorney with Cuddy & Feder and we are new to the project so we are still getting caught up to speed. For this tree clearing issue I just want to point out that with the restoration bond, the potential harm to the Town is almost nothing because you are going to be in the same position as you were before if we are allowed to fell the trees. The detriment is to us, the applicant if we are unable to cut down the trees. In time it is far greater and it delays the project pretty significantly. It also adds a pretty good expense to it as well. I understand the board's concern about having time to adequately review the plans but we are proposing to post a bond and restore the site if the project doesn't go forward. The way we see it there's not too much detriment to the Town if we are allowed to proceed on this course that we are proposing.

Mr. Horan: We looked at a couple of options and one is we don't believe the project meets any of the threshold to be Type 1 an unlisted project. There are a number of agencies that approval would be required one being the ZBA and State DOT. Are there any permits required from the DEC?

Mr. Cassidy: No.

Mr. Logan: The Indiana Bats are the only issue.

Mr. Horan: Typically, DEC would not allow any cutting of the trees prior to the issuance of a negative declaration. Until the board has an opportunity

to issue a negative declaration my advice is it would not be appropriate to authorize any tree cutting. Based on what your expert has said we are talking about less than 4 acres of disturbance. The area where that one tree is next to a car dealership on a highway that has 30,000 trips a day doesn't really seem like prime habitat. My suggestion would be between the now and next meeting, to consult with DEC to see if you can get some preliminary guidance. At this point in time I don't think we are in a position to issue any approvals. Should DEC say that it's not a concern potentially you won't have to post a restoration bond at all. Cutting the trees before April first is the easiest solution but where we are in the process I don't believe we can issue a negative declaration prior to that. If you want to contact me after the meeting we can have further discussions.

- Mr. Logan: We did get a letter from DEC and they said from their perspective regarding wetlands they didn't see any issue. There was one little section on the Indiana Bats and unfortunately I left the letter in my scanner. My recollection from that letter is that this Town Board could approve felling of the trees prior to April 1<sup>st</sup> as long as the other things that we talked about lined up. I will provide that letter.
- Mr. Horan: If you could provide that letter we'll review it and put it over to the next meeting.
- Mr. Logan: Sounds good.
- Mr. Flower: I believe you are before us again on March 18<sup>th</sup> so you can submit the information to the secretary and she will distribute it to us and we can review it.
- Mr. Logan: I have it in my phone but that doesn't help.
- Mrs. Roberti: For the record if you come back on March 18<sup>th</sup> and you decide to accept the bond that still has to go to the Town Board on March 25<sup>th</sup> for acceptance.
- Mr. Flower: That narrows things down to a very short window just so you are aware.
- Mr. Valdati: Have you received any correspondence from NYS DOT?
- Mr. Cassidy: Not yet. We made the application but have not heard back.
- Mr. Valdati: We will need that too.

- Mr. Ceru: Regarding the stormwater is there going to be a protective chain link fence?
- Mr. Cassidy: We could consider it.
- Mr. Marinaccio: Are you going to be using local contractors to do the clearing?
- Mr. Darling: Most likely but I do have a consultant in Connecticut and they will be betting the job.
- Mr. Marinaccio: That's not local.
- Mr. Darling: They may be aware of some that come from out of state.
- Mr. Marinaccio: It would be nice that these guys will be shopping at your store to hire local.
- Mr. Darling: It's all economics. If I can get someone who is economical and wants to get the job done.
- Mr. Flower: At this point you need to get us some information and come back at the next meeting unless you have questions?
- Mr. Cassidy: Not at this time. We will get the letter from DEC.
- Mr. Flower: Forward it to the secretary and she will distribute to everybody.
- Mr. Cassidy: Is the Town Board involved in the bond?
- Mrs. Roberti: If this board should agree to accept the bond, the Town Board has to approve it.
- Mr. Horan: Say it again.
- Mrs. Roberti: He wants to know if the Town Board is involved in the bond. I said the Town Board is the one that accepts the bond.
- Mr. Darling: There's no way to have a preliminary acceptance based on a potential approval based on the information we provide on March 18<sup>th</sup> from the Town Board?
- Mr. Horan: We can discuss options so I'll call Cuddy & Feder and we'll talk.
- Mr. Darling: Was your question related to the tree cutting or everything in general?

- Mr. Marinaccio: I would like to see what contractor and the whole project in general. Regarding the tree cutting, there are some local companies that can handle that type of project you have.
- Mr. Darling: Would you like my card and give us some suggestions?
- Mr. Cassidy: Thank you for your time.

**Miscellaneous:**

**18-3403 Red Cedar Arborists & Landscapers, Inc. Contractor Yard:** To declare intent for Lead Agency on a site plan application to reuse the existing buildings for office space , to store supplies, vehicle storage, maintenance and to grow planting stock on 3,396 acres in a GB Zoning District. The property is located at **185 New Hackensack Road** and is identified as **Tax Grid No. 6158-02-999951** in the Town of Wappinger. (Berger)

- Present: Michele Zerfas – Berger Engineering  
Steve Reylea – Applicant
- Ms. Zerfas: Hi, I'm Michele Zerfas with Berger Engineering and with me is Steve Reylea. I know you've seen the project before and we are here today for the possibility to schedule the public hearing.
- Mr. Flower: We did circulate for lead agency and it sounds like nobody has objected so tonight we will declare ourselves lead agency for the project. Regarding the letter from SHPPO in the EAF there was a concern about the ecological review? Has that been completed at this time?
- Ms. Zerfas: It hasn't been done yet because it is obviously sensitive area so they want Part I and maybe Part II. Initially, the archeologist has to do a research to see if there are any historic things in the area. If they think there might be something they go and do tests so that has not been done yet. It is very unlikely that there will be anything found given the history of this place.
- Mr. Horan: What's the status of that right now? Did you have someone look at that issue or not?
- Ms. Zerfas: Not yet, I'm just looking since the farmers have been using it for years. It has been turned over so many times.

- Mr. Horan: Since it's been farmed so many times so the contact should go with this information. They should be able to issue a letter based on that nothing of significance. Reach out to SHPPO and give them a brief narrative of what it was used for and I think they can pretty much give you a letter that it's not of significance. I don't think you have to go through a whole study.
- Ms. Zerfas: It is just one big thing with a circle around it. If you look all of this area is grey and archeologically sensitive. So I'll reach out to them.
- Mr. Horan: If you let them know that it's been farmed for a period and it's in the agriculture district.
- Ms. Zerfas: The front has already been disturbed and paved.
- Mr. Horan: I don't think you are going to find any archeological deposits of significance.
- Mr. Flower: David, have you reviewed the resubmission of the plans and have they addressed any of the open concerns? Do you feel that we are close enough to have a public hearing?
- Mr. Stolman: I think we are close enough to have a public hearing.
- Mr. Flower: So no major show stoppers?
- Mr. Stolman: No.
- Mr. Flower: I believe you are already on the agenda for March 18<sup>th</sup>?
- Ms. Zerfas: I believe so.
- Mr. Flower: Do we have enough time to publish?
- Mrs. Roberti: Yes, we do have enough time.
- Mr. Valdati:** **Motion to schedule a Public Hearing for March 18, 2019.**  
Mr. Marinaccio: Second the Motion.  
Vote: All present voted Aye.
- Mr. Stolman: You want to acknowledge for the record that you are Lead Agency.

- Mr. Flower: I did make a statement earlier that we haven't received any rejection of us being Lead Agency.
- Mr. Horan: Based on the discussion here we will advise the Town Clerk and there's a petition just changing the designation of the properties from HD to GB. We will schedule a public hearing for that I believe on March 25<sup>th</sup> at that Town Board. Until such time that the negative declaration is issued the Town Board wouldn't be able to act.
- Mr. Stolman: Would you want us to start drafting that negative declaration?
- Mr. Flower: Would it be to our advantage to prepare it now?
- Mr. Stolman: We might as well wait until after the public hearing.
- Mrs. Roberti: Do you still want the public hearing?
- Mr. Stolman: Yes.
- Mr. Flower: The negative declaration might have to wait until future meeting. So we will schedule the public hearing on March 18<sup>th</sup> and see if anybody comes out with any concerns.
- Mr. Reylea: Thank you.

**Extension:**

**10-3199 / Calvary Chapel of the Hudson Valley:** Seeking a 6 months extension while awaiting NYDOT and DCDBCH completion of their reviews and preparation of their permits and approvals on Site Plan approval for a place of worship that would consist of 24,000 sq. ft. and 200 parking spaces and 133 proposed parking spaces to be land banked for a total of 333 spaces on 48.86 acres in a CC & R-40 Zoning District. The extension would begin on March 14, 2019 through September 15, 2019. The applicant is requesting this extension in order to allow the NYDOT to complete their review and prepare their permit and approval. The property is located on **Route 376 and Diddell Road** and is identified as **Tax Grid No. 6359-03-176082** in the Town of Wappinger. (Berger)(LA June 1, 2010)(Neg. Dec. 9-16-13)(PH opened 10-7-13) (PH closed 1-22-14)(Final approval granted on March 17, 2014.)

- Mr. Valdati:** **Motion to grant a Six (6) months extension.**  
**Mr. Marinaccio:** Second the Motion.  
**Vote:** All present voted Aye.



**Mr. Marinaccio:**                   **Motion to Adjourn.**  
Mr. Ceru:                            Second the Motion.  
Vote:                                   All present voted Aye.

Adjourned: 8:45 pm

Respectfully submitted,

Bea Ogunti, Secretary  
Town of Wappinger Planning Board