

MINUTES

Town of Wappinger Planning Board
August 12, 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	Absent
Mr. Peratikos	Member	Present
Mr. Pesce	Member	Present
Mr. Valdati:	Member	Absent

Others Present:

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

SUMMARY

Public Hearing:

Wappingers Farm Estates Subdivision Adjourned to September 16, 2019

Discussion:

Old Hopewell Commons Amended Site Plan Resolution approved as amended

Rte. 376 Holdings, Inc. Site Plan, Lot Line
Consolidation & Special Use Permit Town Planner authorized to prepare Resolutions

20 MacFarlane / Carlos Espinoza (Amended
Site Plan) Public Hearing on September 16, 2019

Rte. 9D Farm Solar Farm Battery Energy
Storage Town Planner authorized to prepare Resolution

Extension:

Sikh Temple Extension granted May 6, 2019 thru May 5, 2020

Calvary Chapel of the Hudson Valley Extension granted September 14, 2019 thru March 13, 2020

Hindu Samaj 2-Lot Consolidation Extension granted June 2, 2019 thru December 1, 2019

Mr. Freno: **Motion to accept the Minutes from July 1, 2019.**
Mr. Pesce: Second the Motion.
Vote: All present voted Aye.

Video of the August 12, 2019 Planning Board Meeting:

https://www.youtube.com/watch?v=kSG2k_1wk64

Public Hearing:

18-5194 Wappingers Farm Estates Subdivision: The Town of Wappinger will conduct a 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)

Present: Mark Day – Engineer, M. A. Day Engineering
Derek Day – M. A. Engineering

Mr. Pesce: **Motion to adjourn the Public Hearing to September 16, 2019.**
Mr. Peratikos: Second the Motion.
Vote: All present voted Aye.

Discussion:

19-3415 Old Hopewell Commons Amended Site Plan: To vote on an amended Site Plan application to add 4' x 8' decks to the rear of the units in Building 200 and approximately 320 feet of 6 feet high chain link fence, with black slats behind Buildings 300 and Building 400 on 6.45 acres in an HB Zoning District. The property is located at **Old Hopewell Road and Sgt. Palmateer Way** and is identified as **Tax Grid No.: 6157-02-542585** in the Town of Wappinger. (Day) (Public Hearing waived July 15, 2019)

Present: Mark Day – Engineer, M. A. Day Engineering

Mr. Pesce: **Motion to approve the Resolution as amended.**
Mr. Freno: Second the Motion.
Vote: All present voted Aye.

18-3400 (Site Plan), 18-5195 (Lot Line Consolidation), and 18-4081 (Special Use Permit) Rte. 376 Holdings, Inc.: 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: Kyle Ahern – Engineer, Chazen Companies
Chris Lopine – Engineer, Chazen Companies

Mr. Pesce: Motion to authorize the Town Planner to prepare two Resolutions.
Mr. Peratikos: Second the Motion.
Vote: All present voted Aye.

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)

Present: Margaret McManus – Engineer, Badey & Watson
Al Cappelli – Architect

Mr. Pesce: Motion to schedule the Public Hearing for September 16, 2019.
Mr. Peratikos: Second the Motion.
Vote: All present voted Aye.

19-3414 (Site Plan) 19-4082 (Special Use Permit Wappinger Route 9D Solar Farm): To discuss a Site Plan and Special Use Permit application for a battery energy storage addition on 48.2 acres in an NB and R40/80 Zoning District. The property is located on **Route 9D** and is identified as **Tax Grid No. 6057-04-898012** in the Town of Wappinger. (Chazen)

Present: Nick Vamvas – Chazen Companies

Mr. Peratikos: Motion to waive the Public Hearing.
Mr. Pesce: Second the Motion.
Vote: All present voted Aye.

Extension:

15-3330 Sikh Temple: Is seeking their first one year extension on a Site Plan application approved on May 7, 2018 for construction of a new Sikh Temple consisting of 20,000 sf. The applicant is seeking this extension to allow them time as they work with the Town Board to enter into the water and sewer districts. If granted, this extension will retroactively begin from May 6, 2019 through May 5, 2020. The property is located at the corner of **Old Hopewell Road & All Angels Hill Road** in the R-40 Zoning District and is identified as **Tax Grid No. 6257-04-919433** in the Town of Wappinger. (Cappelli) (LA 2/4/16) (Amended LA 5/9/17) (Approved May 7, 2018)

Mr. Pesce: **Motion to grant a one year extension from May 6, 2019 thru May 5, 2020.**
Mr. Peratikos: Second the Motion.
Vote: All present voted Aye.

10-3199 / Calvary Chapel of the Hudson Valley: Is seeking their fourth 6 months extension on a Site Plan application approved on March 17, 2014 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. This extension is requested to allow for the review of the sign design, decision on submission timing of and building permit application. If granted, this extension would begin on September 14, 2019 through March 13, 2020. 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. Ceru: **Motion to grant a six months extension from September 14, 2019 thru March 13, 2020.**
Mr. Pesce: Second the Motion.
Vote: All present voted Aye.

18-5196 Hindu Samaj (2-Lot Consolidation): Is seeking their first 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 be retroactive beginning June 2, 2019 through December 1, 2019. 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. (Day) (Approved on December 3, 2018)

Mr. Peratikos: **Motion to grant a six months extension from June 2, 2019 thru December 1, 2020.**
Mr. Ceru: Second the Motion.
Vote: All present voted Aye.

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

Adjourned: 8:30 pm

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