

# MINUTES

Town of Wappinger Planning Board  
November 18, 2019  
Time: 7:30 PM

Town Hall  
20 Middlebush Road  
Wappingers Falls, NY

Summarized Minutes

## Members:

Mr. Flower	Chairman	Present
Mr. Ceru	Member	Present
Mr. Freno	Member	Present
Mr. Marinaccio	Member	Present
Mr. Peratikos	Member	Present
Mr. Pesce	Member	Absent
Mr. Valdati:	Member	Present

## Others Present:

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

---

## SUMMARY

### Discussion:

Wappingers Farm Estates Subdivision	Awaiting D.E.C. comments
Old Hopewell Commons Subdivision	Approved as written
479 All Angels Hill Road Apartment House	Public Hearing on January 6, 2020 Town Planner authorized to prepare Resolution
Kowalsky Lot Line Re-alignment	Public Hearing Waived Town Planner authorized to prepare Resolution

### Conceptual Review:

Hindu Samaj Amended Site Plan (Parking Lot)	Submit Site Plan Application
---	------------------------------

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

**Video of the November 18, 2019 Planning Board Meeting:**

<https://www.youtube.com/watch?v=c4p89w3RgyU>

**Discussion:**

**18-5194 Wappingers Farm Estates Subdivision:** To vote 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:                         Mark Day – Day & Stokosa Engineering  
                                      Derek Day  
  
                                      Awaiting D.E.C. comments.

**17-5183 Old Hopewell Commons Subdivision:** To vote 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 & Stokosa Engineering  
                                      Derek Day

**Mr. Marinaccio:**               **Motion to approve the Resolution as written.**  
Mr. Peratikos:                Second the Motion.  
Vote:                            All present voted Aye.

**19-3409 (Site Plan) / 19-4086 (Special Use Permit) 479 All Angels Hill Road Apartment House:**

To discuss a Site Plan and Special Use Permit application to convert a ceramic studio into two distinct apartments, one 2-bedroom apartment and one 3-bedroom apartment for a total of three (3) dwelling units on .51 acres in an HM Zoning District. The property is located at **479 All Angels Hill Road** and is identified as **Tax Grid No. 6357-03-210027** in the Town of Wappinger. (Milliken) (Variances granted October 8, 2019)

Present: Andrew Milliken – Architect  
Abby Josiah – Applicant

**Mr. Marinaccio: Motion to set the Public Hearing on January 6, 2020.**  
Mr. Valdati: Second the Motion.  
Vote: All present voted Aye.

**Mr. Marinaccio: Motion to authorize the Town Planner to prepare the Resolution.**  
Mr. Peratikos: Second the Motion.  
Vote: All present voted Aye.

**19-5204 Kowalsky Lot Line Re-alignment:** To discuss the re-alignment of two parcels on a total of 8.21 acres in an R20/40 Zoning District.  
The property is located at **164-168 Old Hopewell Road** and is identified as **Tax Grid Nos.: 6157-01-422545 (3.06) and 6157-01-447532 (5.15)** in the Town of Wappinger.

Present: Timothy Kowalsky – Applicant

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

**Conceptual Review:**

**19-3422 Hindu Samaj Amended Site Plan (Parking Lot):** To discuss a Conceptual Review application for the construction of a new parking lot and to relocated the entrance 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 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 December 3, 2018)

Present: Michele Zerfas – Berger Engineering  
Ram Sajnani – Applicant

Applicant to submit Site Plan Application.

**Miscellaneous:**

2020 Planning Board Meeting Dates

**Mr. Marinaccio:** **Motion to approve the 2020 Planning Board Meeting Dates.**  
**Mr. Peratikos:** Second the Motion.  
**Vote:** All present voted Aye.

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

Adjourned: 8:17 pm

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