

MINUTES

**Town of Wappinger
Zoning Board of Appeals
March 2, 2020
Time: 7:00PM**

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

Summarized Minutes

<u>Members:</u>	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	Absent

<u>Others Present:</u>	Ms. Cobb	Town Attorney
	Mr. Setaro	Town Engineer
	Mr. Stolman	Town Planner
	Mrs. Roberti	Zoning Administrator
	Mrs. Ogunti	Secretary

SUMMARY

<u>Public Hearing:</u> 33 Middlebush Road (Site Plan) & (Lot Line Consolidation)	Public Hearing opened Public Hearing adjourned to April 6, 2020 Town Planner authorized to prepare Resolution
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<u>Discussion:</u>	
Hindu Samaj Amended Site Plan (Parking Lot)	Resolution approved as amended Approved felling of trees
Nussbickel Brothers Realty Site Plan & Lot Line Re-alignment	Resolution for Site Plan approved as amended Resolution for Subdivision approved as amended
Elgen Associates (Amended Site Plan)	Public Hearing waived Resubmit for April 6, 2020
Gasland Petroleum Route 9D (Hughsonville)	Resubmit

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 2, 2020 Planning Board Meeting:

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

Public Hearing:

16-3351 33 Middlebush Road (Site Plan) and 19-5201 (Lot Line Consolidation): The Town of Wappinger will conduct a Public Hearing to discuss emergency repair on a site plan application to convert the existing building for contractor storage and combining. 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) (Use Variance granted: August 22, 2017)

Present: Al Cappelli – Architect, Alfred Cappelli, Jr. Architect

Mr. Freno: Motion to open the Public Hearing.
Mr. Peratikos: Second the Motion.
Vote: All present voted Aye.

Mr. Marinaccio: Motion to adjourn the Public Hearing to April 6, 2020.
Mr. Peratikos: Second the Motion.
Vote: All present voted Aye.

Mr. Marinaccio: Motion to authorize the Town Planner to prepare the Resolution for April 6, 2020.
Mr. Peratikos: Second the Motion.
Vote: All present voted Aye.

Discussion:

19-3422 Hindu Samaj Amended Site Plan (Parking Lot): To vote on an Amended Site Application for the construction of a new parking lot and to relocate the entrance for 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 Lot Consolidation on December 3, 2018) (PH opened & closed February 3, 2020)

Present: Michele Zerfas – Engineer, Berger Engineering

Mr. Marinaccio: Motion to approve the Resolution as amended.

Mr. Freno: Second the Motion.

Vote: All present voted Aye.

Mr. Marinaccio: Motion to approve the felling of trees.

Mr. Peratikos: Second the Motion.

Vote: All present voted Aye.

19-3423 (Site Plan) and 18-5197 (Lot Line Re-alignment) Nussbickel Brothers Realty Site Plan and Lot Line Realignment: To vote on 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. (Kohler) (PH opened & closed February 3, 2020)

Present: Dan Kohler – Engineer – Hudson Land Design

Mr. Freno: Motion to approve the Site Plan as amended.

Mr. Marinaccio: Second the Motion.

Vote: All present voted Aye.

Mr. Marianccio: Motion to approve the Subdivision as amended.

Mr. Freno: Second the Motion.

Vote: All present voted Aye.

16-3355 Elgen Associates (Amended Site Plan): To discuss an Amended Site Plan application to convert the existing 2-story building (1,060 sf.) into a 1-family dwelling, residential use on 1.78 acres in an HB Zoning District. The property is located at **561-563 Old State Road** and is identified as **Tax Grid No. 6157-02-580777** in the Town of Wappinger. (Povall) (Resolution approved January 23, 2019)

Present: Bill Povall – Engineer, Povall Engineering

Mr. Peratikos: Motion to waive the Public Hearing.

Mr. Marinaccio: Second the Motion.

Vote: All present voted Aye.

Mr. Marinaccio: Motion to authorize the Town Planner to prepare the Resolution for April 6, 2020.

Mr. Freno: Second the Motion.

Vote: All present voted Aye.

20-3424 (Site Plan), 20-5205 (Lot Line Consolidation), and 20-4087 (Special Use Permit) Gasland Petroleum Route 9D - Hughsonville: 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 gasoline fueling station with four fuel pumps and to construct a 2,700 sf. convenience store, two one-bedroom apartments on 1.24 acres in a HM Zoning District. The property is located at **2361 Route 9D** and is identified as **Tax Grid Nos. 6157-01-048643, 057642, 057654 & 059643** in the Town of Wappinger. (Chazen)

Present: Keith Scofield – Architect, Liscum & McCormack

Applicant to resubmit and forward electronic copies of color renderings of the proposed building.

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

Respectfully Submitted,

Adjourned: 8:11 pm

Bea Ogunti
Secretary
Planning Board & Zoning Board of Appeals