MINUTES

Town of Wappinger
Planning Board
September 9, 2020
Time: 7:00PM

Town Hall
20 Middlebush Road
Wappinger Falls, NY

Summarized Minutes

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

Others Present:

Mr. Ackermann	Planning Board Attorney
Mr. Setaro	Planning Board Engineer
Mr. Simpson for	Town Planner
Mrs. Roberti	Zoning Administrator
Mrs. Ogunti	Secretary

SUMMARY

Public Hearing:

Hudson Valley Lighting (Amended Site Plan)	Public Hearing opened & closed Resubmit

Discussion:

Rte. 376 Holdings, Inc.	Approved minor clearing & temporary grading
Gasland Petroleum Rte. 9D – Hughsonville	Public Hearing on October 5, 2020
Airgas Exterior Gas Tank Storage	Public Hearing waived Resubmit
Tarpon Towers II, LLC	Town Planner authorized to prepare Positive Declaration

Extension:

Hindu Samaj (2-Lot Consolidation)	90 day Extension granted
Calvary Chapel of the Hudson Valley	6 months Extension granted
Rte. 376 Holdings, Inc.	6 months Extension granted
Nussbickel Brothers Realty	90 day Extension granted

Mr. Marinaccio:	**Motion to accept the Minutes from July 20, 2020.**
Mr. Peratikos:	Second the Motion.
Roll Call Vote:	All present voted Aye.

Mr. Marinaccio:	**6:50p.m. Motion to go into Executive Session for attorney/client discussion.**
Mr. Peratikos:	Second the motion.
Vote:	All present voted Aye.

Mr. Marinaccio:	**7:34pm. Motion to come out of Executive Session.**
Mr. Freno:	Second the Motion.
Vote:	All present voted Aye.

Video of the September 9, 2020 Planning Board Meeting:

https://www.youtube.com/watch?v=mEx2pMOXNiA

Mr. Freno:	**Motion to move Tarpon Towers II, LLC Wireless Telecommunications Facility (Castle Point) to the first item on the agenda.**
Mr. Marinaccio:	Second the Motion.
Vote:	All present voted Aye.

Discussion:

19-3420 (Site Plan) 19-4085 / (Special Use Permit) Tarpon Towers II, LLC Wireless Telecommunications Facility (Castle Point): To discuss a Negative Declaration on a Site Plan and Special Use Permit on a telecommunications facility at Castle Point on 47 acres in an R40/80 Zoning District. The proposed facility will consist of a 150-foot tall tower. The property is located at **110 Chelsea Road** and identified as **Tax Grid No.: 6056-03-339420** in the Town of Wappinger. (Cuddy & Feder) (Lead Agency: December 3, 2019) (July 20, 2020 Public Hearing closed)

Mr. Maselli:	**Motion to issue a Positive Declaration regarding the visual aspect of the pole.**
Mr. Freno:	Second the Motion.
Vote:	All present voted Aye.

Mr. Peratikos:	**Motion to amend the motion to authorize the Town Planner to prepare a Positive Declaration for September 21, 2020.**
Mr. Freno:	Second the Motion.
Vote:	All present voted Aye.

Public Hearing:

20-3426 Hudson Valley Lighting (Amended Site Plan): The Town of Wappinger Planning Board will conduct a public hearing on an amended Site Plan 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 & Stokosa) (Lead Agency: July 7, 2020)

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

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

Discussion:

18-3400 (Site Plan), 18-5195 (Lot Line Consolidation), and 18-4081 (Special Use Permit) Rte. 376 Holdings, Inc.: The applicant is seeking approval to allow for minor clearing and temporary grading to facilitate the installation of the building foundation on 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) (Approved September 4, 2019)

Mr. Freno:	**Motion to approve minor clearing and temporary grading to facilitate the installation of the building foundation.**
Mr. Peratikos:	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)

Mr. Peratikos:	**Motion to set a Public Hearing for October 5, 2020.**
Mr. Marinaccio:	Second the Motion.
Vote:	All present voted Aye.

20-3428 Airgas Exterior Gas Tank Storage: To discuss a Site Plan application to construct an air gas tank containment area on 0.52 acres in an HD Zoning District. The property is located at **1123 Route 9** and is identified as **Tax Grid No. 6157-04-671026** in the Town of Wappinger. (Day & Stokosa)

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

Extension:

18-5196 Hindu Samaj (2-Lot Consolidation): Is seeking their third 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 begin August 25, 2020 through November 24, 2020. 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)

Mr. Freno:	**Motion to grant a 90 day Extension beginning August 25, 2020 through November 24, 2020.**
Mr. Peratikos:	Second the Motion.
Vote:	All present voted Aye.

10-3199 / Calvary Chapel of the Hudson Valley: Is seeking their sixth 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 13, 2020 through March 12, 2021. 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. Peratikos:	**Motion to grant 6 months Extension beginning September 13, 2020 through March 12, 2021.**
Mr. Marinaccio:	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.: Is seeking a 6 months extension on 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 applicant is requesting this extension to allow them time to finalize Board of Health approval and file the maps. If granted, this extension would begin on September 4, 2020 through March 3, 2021. 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) (Approved September 4, 2019)

Mr. Peratikos:	**Motion to grant 6 months Extension beginning September 4, 2020 through March 3, 2021.**
Mr. Freno:	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: Seeking two 90 day extensions for the Lot Line Re-alignment on the consolidation of 4 existing non-conforming lots into 3 lots with parking on 8.59 acres in an HB Zoning District. If granted, this extension will begin on August 29, 2020 through February 25, 2021. 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. (Koehler) (Preliminary & Final Subdivision and Site Plan approved on March 2, 2020)

Mr. Freno:	**Motion to grant a 90 day Extension beginning August 29, 2020 through February 25, 2021.**
Mr. Freno:	Second the Motion.
Vote:	All present voted Aye.

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

Respectfully Submitted,

Adjourned: 9:10pm

Bea Ogunti
Secretary
Zoning Board of Appeals