

**Town of Wappinger  
Planning Board  
December 7, 2020  
Time: 7:00PM**

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

Summarized Minutes

<b><u>Members:</u></b>	Mr. Flower	Chairman	Present
	Mr. Ceru	Member	Present
	Mr. Freno	Member	Absent
	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

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**SUMMARY**

**Public Hearing:**

Tarpon Towers II, LLC Wireless Telecommunications Facility	Adjourned to February 1, 2021
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**Adjourned Public Hearing:**

Gasland Petroleum Route 9D (Hughsonville)	Adjourned to February 1, 2021
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**Discussion:**

Airgas Exterior Gas Tank Storage	Resolution approved
Poughkeepsie Nissan Lot Line Re-alignment	Resolution approved
Poughkeepsie Nissan Amended Site Plan	Resubmit
Plimpton & Hills Amended Site Plan	Resolution approved
Popeye's Wappingers Falls Chicken, LLC	Resubmit

**Conceptual Review:**

U-Haul Moving & Storage of Wappingers Falls	Submit full Site Plan Application
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**Video of the December 7, 2020 Planning Board Meeting:**

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

**Mr. Marinaccio:** Motion to accept the Minutes from November 16, 2020.  
**Mr. Peratikos:** Second the Motion.  
**Vote:** All present voted Aye.

**Public Hearing:**

**19-3420 (Site Plan) 19-4085 / (Special Use Permit) Tarpon Towers II, LLC Wireless Telecommunications Facility (Castle Point):** To discuss Scoping 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) (Positive Declaration: September 21, 2020)

**Mr. Marinaccio:** 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 February 1, 2021.  
**Mr. Peratikos:** Second the Motion.  
**Vote:** All present voted Aye.

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

**Mr. Marinaccio:** Motion to come out of Executive Session.  
**Mr. Peratikos:** Second the Motion.  
**Vote:** All present voted Aye.

**Adjourned Public Hearing:**

**20-3424 (Site Plan), 20-5205 (Lot Line Consolidation), and 20-4087 (Special Use Permit) Gasland Petroleum Route 9D - Hughsonville:** The Town of Wappinger Planning Board will conduct an adjourned public hearing on a Site Plan, Special Use Permit and a Lot Line Consolidation. The applicant is proposing to consolidate four 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) (Public Hearing opened & adjourned to November 2, 2020) (Lead Agency: October 7, 2020)

Present: Nick Ward-Wallis – Keane & Beane

**Mr. Marinaccio:** **Motion to adjourn the Adjourned Public Hearing to February 1, 2021.**

Mr. Peratikos: Second the Motion.

Vote: All present voted Aye.

**Discussion:**

**20-3428 Airgas Exterior Gas Tank Storage:** To vote on 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) (Public Hearing waived: September 9, 2020) (Approved December 7, 2020)

Present: Wayne Neckles – Applicant

**Mr. Marinaccio:** **Motion to approve the Resolution.**

Mr. Peratikos: Second the Motion.

Vote: All present voted Aye.

**20-5208 Poughkeepsie Nissan Lot Line Re-alignment:** To vote on a final resolution on a Lot Line Re-alignment application. The applicant is proposing to convey (0.039 acres) of Poughkeepsie Nissan (Lot 1) to the Certified Used Car Outlet (Lot 2) and convey (0.0320 acres) of Lot 2 (28-car parking) to Lot 1 in an HB Zoning District. The property is located at **1429 & 1445 Route 9** and is identified as **Tax Grid Nos. 6157-02-607815 (3.28) and 6157-02-607850 (2.41)** in the Town of Wappinger. (Paggi) (Public Hearing waived November 2, 2020) (Approved December 7, 2020)

Present: Christian Paggi – Lawrence J. Paggi, PE Consulting  
Erik Hartmann – Poughkeepsie Nissan  
Al Roberts – Stenger, Diamond & Glass

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

**20-3429 Poughkeepsie Nissan Amended Site Plan:** To vote on an Amended Site Plan application to incorporate the 28-car parking area and two display parking spaces in an HB Zoning District. The property is located at **1429 & 1445 Route 9** and is identified as **Tax Grid Nos. 6157-02-607815 (3.28) and 6157-02-607850 (2.41)** in the Town of Wappinger. (Paggi) (Public Hearing waived November 2, 2020)

Applicant to resubmit.

**20-3430 Plimpton & Hills Amended Site Plan:** To vote on an Amended Site Plan application to convert the existing certified used car outlet into Plumbing and HVAC Supply and Showroom Facility. The proposed site improvements to include a 3,953 square foot building addition that will provide loading docks for the new use on 3.006 acres in an HB Zoning District. The property is located at **1429 Route 9** and is identified as **Tax Grid No.: 6157-02-607815** in the Town of Wappinger. (Paggi) (Public Hearing waived November 2, 2020) (Approved December 7, 2020)

**Present:** Christian Paggi – Lawrence J. Paggi, PE Consulting  
Erik Hartmann – Poughkeepsie Nissan  
Al Roberts – Stenger, Diamond & Glass  
Calvin Hills – President  
Brandon Petralla – Mauri Architects, PC

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

**20-3433 Popeye’s Wappingers Falls Chicken, LLC – Amended Site Plan:** To discuss an Amended Site Plan application to convert an existing 2,700 square foot restaurant into the latest proto-type Popeye’s Chicken on 12.98 acres in a SC Zoning District. The property is located at **1490 Route 9** and is identified as **Tax Grid No.: 6157-02-653974** in the Town of Wappinger. (Grimaldi)

**Present:** Robert Grimaldi – Architect

Applicant to resubmit.

**Conceptual Review:**

**20-3434 U-Haul Moving & Storage of Wappingers Falls:** To discuss a Conceptual Review application. The applicant is proposing a self-storage and truck share usage on 7.57 acres in an HB Zoning District. The property is located at **1105 Route 9** and is identified as **Tax Grid No.: 6156-02-664986**. (Mapes)

Present: Jamie Mapes – U-Haul Company of Lower Hudson Valley  
Thomas Cervone – U-Haul Company of Lower Hudson Valley

Applicant to submit full site plan application.

**Mr. Peratikos:**  
Mr. Marinaccio:  
Vote:

**Motion to adjourn.**  
Second the Motion.  
All present voted Aye.

Respectfully Submitted,

Adjourned: 9:40pm

Bea Ogunti  
Secretary  
Zoning Board of Appeals