

MINUTES

**Town of Wappinger
Planning Board
January 19, 2022
Time: 7:00PM**

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

Summarized Minutes

<u>Members:</u>	Mr. Flower	Chairman	Present
	Mr. Ceru	Member	Absent
	Mr. Freno	Member	Present
	Mr. Marinaccio	Co-Chairman	Present
	Mr. Maselli	Member	Present
	Mr. Peratikos	Member	Present
	Mr. Versaci:	Member	Present
	Mrs. Roberti	Zoning Administrator	
	Mrs. Ogunti	Secretary	

SUMMARY

Adjourned Public Hearing:

Myers Run, LLC Subdivision

Adjourned to February 7, 2022

Discussion:

Stage Door Self-Storage

Town Planner authorized to prepare
-Resolution for February 7, 2022

Downey Energy Liquid Propane
Myers Corners Road Self-Storage
Central Hudson KM Electric Transmission

Resubmit
Public Hearing on March 7, 2022
Circulate for Lead Agency
Public Hearing on March 7, 2022

Extension:

Plimpton & Hills Amended Site Plan

Extension granted December 7, 2021
-through December 6, 2022

Chelsea Farm Subdivision

Extension granted January 20, 2022
-through January 29, 2023

BAC Properties, LLC

Extension granted March 1, 2022
-through September 30, 2022

Riverview Land Company, LLC

Extension granted March 17, 2022
-through March 16, 2023

Sikh Temple

Extension granted May 5, 2020
-through May 4, 2022

Mr. Marinaccio: Motion to accept the Minutes from December 6, 2021.

Mr. Peratikos: Second the Motion.
Vote: All present voted Aye.

Video of the January 19, 2022 Planning Board Meeting:

<https://www.youtube.com/watch?v=uDlzoJWPY2A>

Adjourned Public Hearing:

21-5212 Myers Run, LLC Subdivision: The Town of Wappinger Planning Board will conduct an adjourned public hearing on a Subdivision application. The applicant is proposing a 12-lot single family subdivision on two existing undeveloped lots totaling 22.9 acres in an R40 Zoning District. The property is located on **Myers Corners Road** and is identified as **Tax Grid No.: 6258-04-976478 (15 acres) & 6258-04-032492 (7.9 acres)** in the Town of Wappinger. (Berger) (Lead Agency: June 17, 2021) (Public Hearing opened September 8, 2021) (Public Hearing adjourned to December 6, 2021) (Public Hearing adjourned to January 19, 2022) (Public Hearing adjourned to February 7, 2022)

Mr. Freno: Motion to open the Adjourned Public Hearing.

Mr. Marinaccio: Second the Motion.
Vote: All present voted Aye.

Mr. Marinaccio: Motion to adjourn the Public Hearing to February 7, 2022.

Mr. Maselli: Second the Motion.
Vote: All present voted Aye.

Discussion:

21-3451 (Site Plan) and 21-4096 (Special Use Permit) Stage Door Self-Storage Amended Site Plan: To discuss an Amended Site Plan application and Special Use Permit. The applicant is proposing to put self-storage units with the existing building on 2.00 acres in an HB Zoning District. The property is located at **1 Stage Door Road** and is identified as **Tax Grid No.: 6256-02-777824** in the Town of Wappinger. (Povall) (Public Hearing waived: November 1, 2021)

Present: Billy Povall – Engineer

Ms. Versaci: Motion to authorize the Town Planner to prepare the Resolution.

Mr. Marinaccio: Second the Motion.
Vote: All present voted Aye.

20-3425 (Site Plan) / 20-4088 (SUP) Downey Energy Liquid Propane Storage:

To discuss a Site Plan application and Special Use Permit for a proposed liquid propane bulk storage facility on 5.4 acres in an HB Zoning District. The property is located at **199 Old Route 9** and is identified as **Tax Grid No.: 6156-02-763656** in the Town of Wappinger. (Cappelli) (Lead Agency: March 30, 2020) (Public Hearing closed: April 19, 2021)

Mr. Maselli: **Motion to go into Executive Session for legal advice.**
Mr. Marinaccio: Second the Motion.
Vote: All present voted Aye.

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

Mr. Horan: There were no votes or decisions made.

21-3452 (Site Plan) and 21-4097 (Special Use Permit) Myers Corners Road Self-Storage - Amended Site Plan:

To discuss an Amended Site Plan application and Special Use Permit. The applicant is proposing to convert to a modern self-storage facility within the existing building on 30.81 acres in a COP Zoning District. The property is located at **169 Myers Corners Road** and is identified as **Tax Grid No.: 6258-03-278358** in the Town of Wappinger. (Day & Stokosa)

Present: Mark Day – Engineer

Mr. Marinaccio: **Motion to set a Public Hearing for March 7, 2022.**
Mr. Peratikos: Second the Motion.
Vote: All present voted Aye.

22-3453 Central Hudson KM Electric Transmission Line Replacement: To discuss a Site Plan application, Wetland Permit application and Flood Plain Permit application to replace existing electric transmission line, known as “KM Line” within the Town of Wappinger and Town of Poughkeepsie. The property is being identified as **Tax Grid No. 6258-03-369392.** (Cuddy & Feder) (Lead Agency: January 19, 2022)

Present: Anthony Moreno – Attorney, Cuddy & Feder
Brian Dimisko – Project Manager, Central Hudson

Mr. Peratikos: **Motion to circulate intent for Lead Agency.**
Mr. Marinaccio: Second the Motion.
Vote: All present voted Aye.

Mr. Marinaccio:	Motion to set a Public Hearing for March 7, 2022.
Mr. Freno:	Second the Motion.
Vote:	All present voted Aye.

Extension:

20-3430 Plimpton & Hills Amended Site Plan: Seeking a one year extension on an Amended Site Plan application to convert the existing certified used car outlet into Plumbing and HVAC Supply and Showroom Facility. This extension is being requested due to unanticipated delays over the course of the year is causing the applicant to request this extension. If granted, this extension will begin retroactively from December 7, 2021 through December 6, 2022. 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)

Mr. Peratikos:	Motion to grant the Extension from December 7, 2021 through December 6, 2022.
Mr. Maselli:	Second the Motion.
Vote:	All present voted Aye.

10-5155 – Chelsea Farm Subdivision: Seeking their sixth one year extension on a final subdivision approval for Chelsea Farm Subdivision for their proposed 17 lot subdivision in an R-40/80 Zoning District on 186.8 acres. This extension is being requested as we have made progress in satisfying the conditions of the resolution. We are in the process of circulating plans for final review by the Town Engineer and Planner and the County Health Department. If granted, this extension would begin on January 30, 2022 through January 29, 2023. This parcel is located on **Chelsea Road (County Route 92) & North River Road** and is identified as **Tax Grid No. 6056-01-138527 (102.7 acres) & 6056-01-190688 (84.1 acres)** in the Town of Wappinger. (Koehler) (LA 4/9/10) (Rec'd preliminary subdivision approval 11-3-14) (Opened & closed PH 1/20/16) (Final subdivision approval 02-01-16)

Mr. Maselli:	Motion to grant the Extension from January 30, 2022 through January 29, 2023.
Mr. Marinaccio:	Second the Motion.
Vote:	All present voted Aye.

Extension Continues:

14-3319 BAC Properties, LLC: Seeking their seventh one year extension on Site Plan approved March 2, 2015, on the application of **BAC Properties, LLC seeking re-approval for their amended site plan for the construction of a contractor equipment rental counter and display/warehouse/storage office building consisting of 19, 440 square feet in an AI Zoning District.** The applicant is requesting this extension due to the economy and Covid-19, lack of building materials and escalated costs of available materials, there hasn't been much interest. If granted this extension would begin on March 1, 2022 through April 30, 2023. The property is located at **30 Airport Drive** in the Town of Wappinger and is identified as **Tax Grid No. 6259-04-578332.** (Povall) (PH 3/2/15) (Approved Amended Site Plan 3/2/15)

Mr. Marinaccio: **Motion to grant a six (6) months Extension from March 1, 2022 through September 30, 2022.**
 CONDITION: Must meet current stormwater requirements prior to construction.

Mr. Peratikos: Second the Motion.
Vote: All present voted Aye.

18-3390 Riverview Land Company, LLC (Amended Site Plan): Seeking their second one year extension on an Amended Site Plan application and Special Use Permit for the construction of two new structures totaling 54,263 sf. that will replace an existing 42,381 sf. building on 6.5 acres in a GB Zoning District. The applicant is requesting this extension due to the Covid-19 pandemic. If granted, this extension would begin March 17, 2022 through March 16, 2023. The property is located at **157 River Road North** and is identified as **Tax Grid No. 6056-01-174862** in the Town of Wappinger. (Day & Stokosa) (Resolution approved on March 18, 2019) (Public Hearing closed on February 4, 2019)

Mr. Freno: **Motion to grant the Extension from March 17, 2022 through March 16, 2023.**

Ms. Versaci: Second the Motion.
Vote: All present voted Aye.

Extension Continues:

15-3330 Sikh Temple: Seeking second extension for two years on a site plan application for construction of a new Sikh Temple consisting of 20,000 sf. This extension is being requested due to a series of starts and stops regarding the project and the uncertainty of Covid. If granted, this two year extension would begin retroactively from May 5, 2020 through May 4, 2022. 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) (PH opened 12/5/2016) (LA 2/4/16) (Amended LA 5/9/17) (PH closed 06/19/17) (Resolution approved on May 7, 2018)

Mr. Marinaccio:	Motion to grant the Extension from May 5, 2020 through May 4, 2022.
Mr. Maselli:	Second the Motion.
Vote:	All present voted Aye.

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

Respectfully Submitted,

Adjourned: 9:36 pm

Bea Ogunti
Secretary
Planning Board & Zoning Board of Appeals