

**Town of Wappinger
Planning Board
June 5, 2023
Time: 7:00PM**

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

Summarized Minutes

<u>Members:</u>	Mr. Flower	Chairman	Present
	Mr. Ceru	Co-Chair	Absent
	Mr. Anjos	Member	Present
	Mr. Freno	Member	Present
	Mr. Maselli	Member	Present
	Mr. Peratikos	Member	Present
	Ms. Versaci	Member	Present

Others Present:

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

SUMMARY

Discussion:

Chelsea Ridge Wastewater Treatment Plant	Public Hearing set for July 5, 2023
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BAC Properties, LLC	Circulate intent for Lead Agency Public Hearing waived
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Architectural Review:

Mid-Hudson Subaru Signage	Approved
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Conceptual Review:

Adams of Wappinger, LLC Remodel	Submit full Site Plan application
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Extension:

Calvary Chapel of the Hudson Valley	Extension granted
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Sikh Temple	Extension retroactively granted
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Mr. Freno: Motion to accept the Minutes from May 15, 2023.
Mr. Peratikos: Second the Motion.
Vote: All present voted Aye.

Video of the June 5, 2023 Planning Board Meeting:

<https://www.youtube.com/watch?v=2UFMM7JEPdQ&list=PLcCjg2q5NIglET7dXiSaUzTtSP1wGpkSI&index=71>

Discussion:

23-3476 (Site Plan) and 23-4108 (Special Use Permit) – Chelsea Ridge Wastewater Treatment Plant – Amended Site Plan: To discuss an Amended Site Plan and Special Use Permit application. The applicant is proposing to install additional tankage and equipment on an existing wastewater treatment plant on 47.95 acres in an RMF5 Zoning District. The property is located at **85 Popula Boulevard** and is identified as **Tax Grid No.: 6056-01-4686215** in the Town of Wappinger. (Delaware)

Present: Tad Johnston – Engineer, Delaware Engineering

Public Hearing set for July 5, 2023

14-3319 – BAC Properties, LLC: To discuss an Amended Site Plan application for the construction of a contractor shop and storage/warehouse office building consisting of 19,440 square feet on 10.00 acres in an AI Zoning District. The property is located at **30 Airport Drive** in the Town of Wappinger and is identified as **Tax Grid No. 6259-04-578332**. (Povall) (Site Plan approved: May 2008) (Re-approved: March 2, 2015) (Lead Agency: June 7, 2023)

Present: Bill Povall – Engineer, Povall Engineering

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

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

Architectural Review:

23-3473 – Mid Hudson Subaru Signage: To discuss an Architectural Review application. The applicant is proposing to replace and relocate pylon sign on 6.3 acres in an HB Zoning District. The property is located **1162 Route 9** and is identified as **Tax Grid No.: 6157-04-659168** in the Town of Wappinger. (LaBella)

Present: Brittany Micheline – Engineer, LaBella

Mr. Maselli: **Motion to approve the installation of a pylon sign with the understanding that the height cannot exceed 10 feet.**

Mr. Peratikos: Second the Motion.

Vote: All present voted Aye.

Conceptual Review:

23-3479 – Adams of Wappinger, LLC Remodel: To discuss a Conceptual Review application. The applicant is proposing remodeling of the existing Adams Fairacre Farms Store to include additional parking, relocation of fire hydrant, extending sidewalk and reconfiguring selected departments to enhance customer traffic floor in an HB Zoning District. The property is located at **160 Old Post Road** and is identified as **Tax Grid No.: 6157-04-647343** in the Town of Wappinger. (Betcher)

Present: Steve Betcher – Applicant's representative

Applicant to submit full Site Plan application.

23-5224 – Joey Estates: To discuss a Conceptual Review application. The applicant is proposing approval for an 88 lot subdivision on 139 acres in an R-40 / R-80 Zoning District. The property is located at **Cedar Hill Road** and is identified as **Tax Grid No.: 6257-03-247036** in the Town of Wappinger. (Day & Stokosa)

Present: Amy Bombardieri – Engineer, Day & Stokosa
Ken Stenger – Attorney
John Goetz – Applicant

Applicant to submit full Subdivision application.

Extension:

10-3199 / Calvary Chapel of the Hudson Valley: Is seeking an 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 due to the Corona Virus restrictions / impacts and delays CCHV encountered with the new building design layouts including, Architectural, Structure, Plumbing HVAC, Electric, Fire Safety, Financing, and overall planning. If granted, this extension would begin from June 11, 2023 through June 10, 2024. 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. Freno: **Motion to grant the Extension from June 11, 2023 through June 10, 2024.**

Mr. Peratikos: Second the Motion.

Vote: All present voted Aye.

15-3330 Sikh Temple: Seeking their fourth extension on a site plan application for the construction of a new Sikh Temple consisting of 20,000 sf. This extension is being requested to allow time while they bid on the site entry, site utilities and work with the County. If granted, this extension will begin retroactively from May 3, 2023 through May 2, 2024. 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) (Approved: May 7, 2018)

Mr. Freno: **Motion to retroactively grant the Extension from May 3, 2023 through May 2, 2024.**

Mr. Peratikos: Second the Motion.

Vote: All present voted Aye.

Mr. Freno: **Motion to Adjourn.**

Mr. Peratikos: Second the Motion.

Roll Call Vote: All present voted Aye.

Respectfully Submitted,

Adjourned: 8:21 PM

Bea Ogunti
Secretary
Zoning Board of Appeals