

MINUTES

**Town of Wappinger
Planning Board
March 4, 2024
Time: 7:00PM**

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

<u>Members:</u>	Mr. Flower	Chairman	Present
	Mr. Barth	Member	Absent
	Mr. Freno	Member	Present
	Mr. Glorioso	Member	Present
	Mr. Meehan	Member	Present
	Mr. Peratikos	Member	Present
	Mr. Truss	Member	Present
	Mr. Barnett	Planning Board Attorney	
	Mr. Bodendorf	Planning Board Engineer	
	Mr. Simpson	Town Planner	
	Mrs. Subrize	Deputy Zoning Administrator	
	Mrs. Ogunti	Secretary	

SUMMARY

Discussion:

DC Sports Renovation	Public Hearing on March 18, 2024
Suben, LLC Subdivision	Intent to circulate for Lead Agency
Sikh Temple	Public Hearing on April 1, 2024
Heinemann Caretaker's Cottage	Resubmit
	Public Hearing on April 1, 2024
Joey Estates	Planning Board propose 66 lots
Downey Energy Liquid Propane	Mr. Barnett accepts DEIS letter into the record

Conceptual Review:

North Chelsea, LLC Ground Mounted Community Solar Farm	Resubmit
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Extension:

Riverview Land Company, LLC	Extension granted
Kimmel Subdivision	Extension granted

Mr. Peratikos:	Motion to accept the Minutes from February 5, 2024
Mr. Freno:	Second the Motion.
Vote:	All present voted Aye.

Video of the March 4, 2024 Planning Board Meeting:

<https://www.youtube.com/watch?v=00y0C5Q20Zg&list=PLeCjg2q5NIglET7dXiSaUzTtSP1wGpkSI&index=84>

Discussion:

23-3485 – DC Sports Renovation: To discuss an amended Site Plan and Special Use Permit application. The applicant is proposing a state-of-the art ropes/aerial course inside of an existing bumper boat pool and turn it into a 3-story outdoor ropes course on 2.95 acres in an HD Zoning District. The property is located at **1630 Route 9** and is identified as **Tax Grid No.: 6158-04-551329** in the Town of Wappinger. (Pizzarelli)

Present: Ray Vanvoorhis – Applicant’s Architect
Dan Pizzarelli – Applicant

Mr. Peratikos: **Motion to set a Public Hearing for March 18, 2024.**
Mr. Freno: Second the Motion.
Vote: All present voted Aye.

23-5228 – Suben, LLC Subdivision: To discuss a Subdivision application. The applicant is proposing to subdivide two (2) residential lots on 3.1 acres in an R-20 Zoning District. The property is located at the corner of **New Hackensack Road and Widmer Road** and is identified as **Tax Grid No.: 6158-04-632426** in the Town of Wappinger. (Hudson Land Design)

Present: Michael Bodendorf – Applicant's Engineer

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

Mr. Peratikos: **Motion to set Public Hearing for April 1, 2024.**
Mr. Freno: Second the Motion.
Vote: All present voted Aye.

24-3490 Sikh Temple: To discuss an amended Site Plan application. This application was granted a Site Plan approval on May 7, 2018 for a 20,000 sf. temple. The applicant is now proposing the construction of a Sikh Temple consisting of 13,500 sf. 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) (Previously approved: May 7, 2018)

Present: Alfred Cappelli – Applicant’s Architect

Resubmit

24-3491 (Site Plan) / 24-4115 (SUP) Heinemann Caretaker’s Cottage Site Plan & Special Use Permit: To discuss a Site Plan and Special Use Permit application. The applicant is proposing the conversion and legalization of an existing accessory structure as a caretaker’s cottage on 21.28 acres in an R80 Zoning District. The property is located at **1111 Route 376** and is identified as **Tax Grid No.: 6358-01-205670** in the Town of Wappinger. (Day & Stokosa)

Present: Sarah Ryan – Applicant’s Attorney

Mr. Peratikos: **Motion to set a Public Hearing for April 1, 2024.**

Mr. Freno: Second the Motion.

Vote: All present voted Aye.

23-5224 – Joey Estates: To discuss a conventional Subdivision application. The applicant is proposing approval for an 80-lot subdivision on 139 acres in an R-40/80 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 – Applicant’s Engineer

Mr. Peratikos: **Motion to authorize the Secretary to prepare a letter to the Applicant and Town Board that we have reviewed the subdivision and that 66 lots is the number that fits for what is being proposed.**

Freno: 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) (Positive Declaration approved: April 4, 2022)

Present: Alfred Cappelli – Applicant’s Architect

Mr. Barnett: Mr. Chair, let the record reflect that I received correspondence, today, March 4, 2024 from Mr. Lynch, the attorney for the applicant. He asked that the item be placed into the record. I would recommend that the Board accept that into the record.

Conceptual Review:

24-3492 – North Chelsea, LLC Ground Mounted Community Solar Farm: To discuss a Conceptual Review application. The applicant is proposing a 5 MW (AC) Ground Mounted Community Solar Farm on 75.3 acres in an R80 Zoning District. The property is located at **30 Duck Pond Road** and is identified as **Tax Grid No.: 6056-02-955845** in the Town of Wappinger. (Carson Power)

Present: Andrew Gordan – Applicant’s Representative

Applicant to submit another conceptual review application.

Extension:

18-3390 Riverview Land Company, LLC (Amended Site Plan): Seeking their third 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 result of the pandemic which put them in a tough position and the costs for products have gone up. They are holding off construction due to economic reasons. If granted, this extension would begin March 15, 2024 through March 14, 2025. 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)

Mr. Peratikos: **Motion to grant the applicant extension from March 15, 2024 through March 14, 2025.**

Mr. Freno: Second the Motion.

Vote: All present voted Aye.

18-5192 – Kimmel Subdivision: Seeking two ninety (90-day) extensions on a Subdivision application to subdivide and create four (4) lots and an additional one (1) lot for a total of five (5) lots on 13.6 acres in an R40 Zoning District. The applicant is requesting this extension to allow time for them to finalize sight distance and easements issues. If granted, this extension will begin March 4, 2024 through July 4, 2024. The property is located at **325 Pine Ridge Drive** and is identified as **Tax Grid Nos. 6257-04-624259 (1.3), 6257-04-608305 (8.0) and 6257-04-647304 (4.3)** in the Town of Wappinger (Hudson Land Design) (Lead Agency: June 20, 2022) (Public Hearing: August 1, 2022) (Adjourned to September 19, 2022) (Adjourned to October 17, 2022) (Adjourned to November 7, 2022) (Public Hearing closed: November 7, 2022) (Approved: September 7, 2023)

Mr. Peratikos: **Motion to grant the applicant the extension from March 4, 2024 through July 4, 2024.**

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

Mr. Freno: **Motion to go into Executive Session.**

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

Mr. Peratikos: **Motion to come out of Executive Session.**

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

Mr. Peratikos: **Motion to adjourn.**

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

Respectfully Submitted,

Adjourned: 9:33 pm

Bea Ogunti
Secretary
Planning Board & Zoning Board of Appeals