

MINUTES

Town of Wappinger Planning Board
January 6, 2020
Time: 7:00 PM

Town Hall
20 Middlebush Road
Wappingers Falls, NY

Summarized Minutes

<u>Members:</u>	Mr. Flower	Chairman	Present
	Mr. Ceru	Member	Present
	Mr. Freno	Member	Present
	Mr. Marinaccio	Member	Present
	Mr. Peratikos	Member	Present
	Mr. Pesce	Member	Absent
	Mr. Valdati:	Member	Present

<u>Others Present:</u>	Mr. Horan	Town Attorney
	Mr. Setaro	Town Engineer
	Ms. Brown	Town Planner
	Mrs. Roberti	Zoning Administrator
	Mrs. Ogunti	Secretary

SUMMARY

Public Hearing:

479 All Angels Hill Road Apartment House	Public Hearing opened & closed Resolution approved as written
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Discussion:

Kowalsky Lot Line Re-alignment	Resolution approved as written
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New Hackensack Road Roof Mounted Solar Panel	Resolution approved as written
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Hindu Samaj Amended Site Plan Parking Lot	Public Hearing on February 3, 2020
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Thomas Mounted Solar Panel	Public Hearing waived Town Planner authorized to prepare Resolution for January 22, 2020
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Extension:

Myers Corners Landing Subdivision	Extension granted from January 9, 2020 through July 8, 2020
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Mr. Freno: **Motion to accept the Minutes from November 18, 2019.**
Mr. Marinaccio: Second the Motion.
Vote: All present voted Aye.

Video of the January 6, 2020 Planning Board Meeting:

<https://www.youtube.com/watch?v=6yeYowwLcls>

Public Hearing:

19-3409 (Site Plan) / 19-4086 (Special Use Permit) 479 All Angels Hill Road Apartment House: The Town of Wappinger will conduct a Public Hearing on a Site Plan and Special Use Permit application to convert a ceramic studio into two distinct apartments, one 2-bedroom apartment and one 3-bedroom apartment for a total of three (3) dwelling units on .51 acres in an HM Zoning District. The property is located at **479 All Angels Hill Road** and is identified as **Tax Grid No. 6357-03-210027** in the Town of Wappinger. (Milliken) (Variances granted October 8, 2019)

Present: Andrew Milliken – Architect
Abby Josiah – Applicant

Mr. Valdati: **Motion to open the Public Hearing.**
Mr. Freno: 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.

Mr. Valdati: **Motion to approve the Resolution as written.**
Mr. Ceru: Second the Motion.
Vote: All present voted Aye.

Discussion:

19-5204 Kowalsky Lot Line Re-alignment: To vote on the re-alignment of two parcels on a total of 8.21 acres in an R20/40 Zoning District. The property is located at **164-168 Old Hopewell Road** and is identified as **Tax Grid Nos.: 6157-01-422545 (3.06) and 6157-01-447532 (5.15)** in the Town of Wappinger. (November 18, 2019 PH waived)

Present: Timothy Kowalsky – Applicant

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

19-3416 266 New Hackensack Road Roof Mounted Solar Panel: To vote on a Site Plan application for the installation of a roof mount solar panel on .90 acres in a GB Zoning District. The Property is located at **266 New Hackensack Road** and is identified as **Tax Grid No.: 6259-03-332168** in the Town of Wappinger. (Sicari)

Present: Anthony Sicari – NYS Solar Farm, Inc.

Mr. Marinaccio: Motion to approve the Resolution as written.
Mr. Freno: Second the Motion.
Vote: All present voted Aye.

19-3422 Hindu Samaj Amended Site Plan (Parking Lot): To discuss an Amended Site Application for the construction of a new parking lot and to relocated the entrance 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 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 December 3, 2018)

Present: Michele Zerfas – Berger Engineering

Mr. Valdati: Motion to set the Public Hearing for February 3, 2020.
Mr. Ceru: Second the Motion.
Vote: All present voted Aye.

19-4084 Thomas Ground Mounted Solar Panel: To discuss a Special Use Permit for the installation of a second ground mounted solar panel array on 15.70 acres in an R20/40 Zoning District. The property is located at **197 Riverview Drive** and is identified as **Tax Grid No.: 6256-02-722840** in the Town of Wappinger. (Hamill) (Variance granted November 26, 2019)

Present: Bob Hamill – US Energy Concierge

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

Mr. Pesce: **Motion to authorize the Town Planner to prepare the Resolution.**
Mr. Valdati: Second the Motion.
Vote: All present voted Aye.

Extension:

16-5179 Myers Corners Landing Subdivision: Seeking their third two 90-day extensions on a final subdivision approval on an application on a total of 6.10 acres on two parcels in an R-20 Zoning District. The Dutchess County Department of Health has found the plan acceptable and approval will be granted upon receipt of documentation from the Town of Wappinger indicating the permitted connection to the water and wastewater systems. If grant, this extension would begin on January 9, 2020 through July 8, 2020. The property is located on **Myers Corners Road** and is identified as **Tax Grid No. 6158-04-894014 (5.84 acres) and 6157-02-899988 (0.26 acres)** in the Town of Wappinger. (Povall) LA 6-20-17 (Final subdivision approved July 16, 2018)

Mr. Marinaccio: **Motion to grant the applicant their third two 90-day extension.**
Mr. Valdati: Second the Motion.
Vote: All present voted Aye.

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

Adjourned: 8:00 pm

Respectfully submitted,
Bea Ogunti, Secretary
Town of Wappinger Planning Board