

MINUTES

**Town of Wappinger
Planning Board
May 4, 2020
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	Member	Present
	Mr. Maselli	Member	Present
	Mr. Peratikos	Member	Present
	Mr. Valdati:	Member	Absent

Others Present:

Ms. Cobb	Planning Board Attorney
Mr. Setaro	Planning Board Engineer
Mr. Stolman	Town Planner
Mrs. Roberti	Zoning Administrator
Mrs. Ogunti	Secretary

SUMMARY

Adjourned Public Hearing:

33 Middlebush Road Site Plan &
Lot Line Consolidation

Opened and closed Adjourned Public Hearing
Site Plan Resolution approved as amended
Lot Line Consolidation Resolution approved as amended

Discussion:

Elgen Associates (Amended
Site Plan)

Site Plan Resolution approved as amended

Downey Energy Liquid Propane
Storage

Resubmit

Relyea Terrace Subdivision

Resubmit

Tarpon Towers II, LLC Wireless
Telecommunications Facility

Public Hearing on May 18, 2020

Extension:

Cohen Subdivision

Six (6) months extension granted

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

Video of the May 4, 2020 Planning Board Meeting:

<https://www.youtube.com/watch?v=Er8SXeENGIE>

Adjourned Public Hearing:

16-3351 33 Middlebush Road (Site Plan) and 19-5201 (Lot Line Consolidation): The Town of Wappinger will conduct an Adjourned Public Hearing to discuss a site plan application to convert the existing building for contractor storage and combining. A Use Variance was granted on August 22, 2017 by the Zoning Board of Appeals for contractor storage on 1.75 acres in an R20/40 Zoning District. The property is located at **33 Middlebush Road** and is identified as **Tax Grid Nos.: 6157-01-414840** (0.88) and **6157-01-396837** (0.87) in the Town of Wappinger. (Cappelli) (Use Variance granted: August 22, 2017)

Present: Al Cappelli – Architect

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

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

Mr. Peratikos: Motion to approve the Lot Line Consolidation Resolution as amended.
Mr. Marinaccio: Second the Motion.
Vote: All present voted Aye.

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

Discussion:

16-3355 Elgen Associates (Amended Site Plan): To vote on an Amended Site Plan application to convert the existing 2-story building (1,060 sf.) into a 1-family dwelling, residential use on 1.78 acres in an HB Zoning District. The property is located at **561-563 Old State Road** and is identified as **Tax Grid No. 6157-02-580777** in the Town of Wappinger. (Povall) (Resolution approved January 23, 2019)

Present: Billy Povall – Engineer

Mr. Marinaccio: **Motion to approve the Amended Site Plan Resolution as amended.**

Mr. Peratikos: 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 6.29 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)

Present: Al Cappelli – Architect

Applicant to resubmit.

20-5207 Relyea Terrace Subdivision: To discuss a Subdivision Application to subdivide an existing parcel on 3.26 acres in an R40 Zoning District. The property is located at **26 Relyea Terrace** and is identified as **Tax Grid No.: 6256-02-608945** in the Town of Wappinger. (Day & Stakosa)

Present: Brian Stakosa – Engineer

Applicant to resubmit.

19-3420 (Site Plan) 19-4085 / (Special Use Permit) Tarpon Towers II, LLC Wireless Telecommunications Facility (Castle Point): To discuss 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**. (Cuddy & Feder)

Present: Neil Alexander – Attorney
Steven Matthews – Tectonic Engineering
Nick Smith – Aero Smith Consultants

Mr. Marinaccio: **Motion to set a Public Hearing for May 18, 2020.**

Mr. Freno: Second the Motion.

Vote: All present voted Aye.

Extensions:

17-5181 Cohen Subdivision: Seeking their eighth 180 days extension on a subdivision application on preliminary & final subdivision approval for a 3-lot subdivision on 4.12 acres in an R40 Zoning District. This extension is being requested to allow them adequate time to finish the review and approval process with the County. This extension, if granted will begin May 17, 2020 through November 16, 2020. The Property is at **195 All Angels Hill Road** and is identified as **Tax Grid No. 6258-04-713166** in the Town of Wappinger. (Day)(LA April 24, 2017) (PH opened & closed November 6, 2017) (Approved preliminary & final November 20, 2017)

Mr. Marinaccio: **Motion to grant an extension beginning May 17, 2020 through November 16, 2020.**

Mr. Peratikos: Second the Motion.

Vote: All present voted Aye.

Mr. Marinaccio: **Motion to adjourn.**

Mr. Peratikos: Second the Motion.

Vote: All present voted Aye.

Respectfully Submitted,

Adjourned: 8:03 pm

Bea Ogunti
Secretary
Planning Board Secretary