

**Town of Wappinger
Planning Board
November 2, 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

<u>Others Present:</u>	Mr. Ackermann	Town Board Attorney
	Mr. Simpson for	Town Planner
	Mrs. Roberti	Zoning Administrator
	Mrs. Ogunti	Secretary

SUMMARY

Adjourned Public Hearing:

Gasland Petroleum Rte. 9D (Hughsonville)	Adjourned to December 7, 2020
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Discussion:

Obercreek Lot Line Re-alignment	Negative Declaration approved
Poughkeepsie Nissan Lot Line Re-alignment	Public Hearing waived Approval to meet with consultants Town Planner authorized to prepare Resolution for December 7, 2020
Poughkeepsie Nissan Amended Site Plan	Public Hearing waived Approval to meet with consultants Town Planner authorized to prepare Resolution for December 7, 2020
Plimpton & Hills Amended Site Plan	Public Hearing waived Approval to meet with consultants Town Planner authorized to prepare Resolution for December 7, 2020

Airgas Exterior Gas Tank Storage	Moved to November 16, 2020
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Extension:

Cohen Subdivision	Extension granted from November 16, 2020 through April 15, 2021
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Miscellaneous:

Vote on 2021 Planning Board meeting dates	2021 meeting dates approved
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Video of the November 2, 2020 Planning Board Meeting:

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

Mr. Freno:	Motion to accept the Minutes from October 19, 2020.
Mr. Marinaccio:	Second the Motion.
Vote:	All present voted Aye.

Adjourned Public Hearing:

20-3424 (Site Plan), 20-5205 (Lot Line Consolidation), and 20-4087 (Special Use Permit) Gasland Petroleum Route 9D - Hughsonville: The Town of Wappinger Planning Board will conduct an adjourned public hearing on a Site Plan, Special Use Permit and a Lot Line Consolidation. The applicant is proposing to consolidate four tax parcels and to install a gasoline fueling station with four fuel pumps and to construct a 2,700 sf. convenience store, two one-bedroom apartments on 1.24 acres in a HM Zoning District. The property is located at **2361 Route 9D** and is identified as **Tax Grid Nos. 6157-01-048643, 057642, 057654 & 059643** in the Town of Wappinger. (Chazen) (Public Hearing opened & adjourned to November 2, 2020) (Lead Agency: October 7, 2020)

Present:	Nick Ward-Wallis – Keane & Beane Kyle Ahearn – Chazen Companies Phillip Grealy – Maser Consultants Karen Kagstrom – Stenger, Diamond & Glass Zeidan Nesheiwat – Applicant
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Mr. Marinaccio:	Motion to open the Adjourned Public Hearing.
Mr. Peratikos:	Second the Motion.
Vote:	All present voted Aye.

Mr. Marinaccio:	Motion to adjourn the Public Hearing to December 7, 2020.
Mr. Peratikos:	Second the Motion.
Vote:	All present voted Aye.

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

20-3429 Poughkeepsie Nissan Amended Site Plan: To discuss an Amended Site Plan application to incorporate the 28-car parking area and two display parking spaces in an HB Zoning District. The property is located at **1429 & 1445 Route 9** and is identified as **Tax Grid Nos. 6157-02-607815 (3.28) and 6157-02-607850 (2.41)** in the Town of Wappinger. (Paggi)

Present: Christian Paggi – Lawrence J. Paggi, PE Consulting
Erik Hartmann – Poughkeepsie Nissan
Al Roberts – Stenger, Diamond & Glass

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

Mr. Marinaccio: **Motion to grant the applicant permission to meet with our Consultants.**
Mr. Freno: Second the Motion.
Vote: All present voted Aye.

Mr. Marinaccio: **Motion to authorize the Town Planner to prepare the Resolution for December 7, 2020.**
Mr. Freno: Second the Motion.
Vote: All present voted Aye.

20-3430 Plimpton & Hills Amended Site Plan: To discuss an Amended Site Plan application to convert the existing certified used car outlet into Plumbing and HVAC Supply and Showroom Facility. 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)

Present: Christian Paggi – Lawrence J. Paggi, PE Consulting
Erik Hartmann – Poughkeepsie Nissan
Al Roberts – Stenger, Diamond & Glass
Calvin Hills – President
Brandon Petralla – Mauri Architects, PC

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

Mr. Marinaccio: **Motion to grant applicant permission to meet with our Consultants.**
Mr. Freno: Second the Motion.
Vote: All present voted Aye.

Mr. Marinaccio: Motion to authorize the Town Planner to prepare the Resolution for December 7, 2020.

Mr. Freno: Second the Motion.

Vote: All present voted Aye.

20-3428 Airgas Exterior Gas Tank Storage: To discuss a Site Plan application to construct an air gas tank containment area on 0.52 acres in an HD Zoning District. The property is located at **1123 Route 9** and is identified as **Tax Grid No. 6157-04-671026** in the Town of Wappinger. (Day & Stokosa)

Moved to November 16, 2020.

Extension:

17-5181 Cohen Subdivision: Seeking their ninth 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 DCDPW approval to meet the conditions of the resolution. This process is ongoing and taking a long period of time due to the challenges relating to the Coronavirus pandemic. This extension, if granted will begin November 16, 2020 through April 15, 2021. 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 extension from November 16, 2020 through April 15, 2021.

Mr. Peratikos: Second the Motion.

Vote: All present voted Aye.

Miscellaneous:

Vote on 2021 Planning Board meeting dates

Mr. Freno: Motion to approve the 2021 Planning Board meeting dates.

Mr. Maselli: Second the Motion.

Vote: All present voted Aye.

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

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

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

Respectfully Submitted,

Adjourned: 9:30pm

Bea Ogunti
Secretary
Zoning Board of Appeals