

MINUTES

Town of Wappinger Planning Board
February 1, 2021
Time: 7:00PM

Town Hall
20 Middlebush Road
Wappinger Falls, NY

Summarized Minutes

| | | | |
|------------------------|----------------|----------|---------|
| <u>Members:</u> | Mr. Flower | Chairman | Present |
| | Mr. Ceru | Member | Present |
| | Mr. Freno | Member | Present |
| | Mr. Marinaccio | Member | Present |
| | Mr. Maselli | Member | Absent |
| | Mr. Peratikos | Member | Absent |

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

SUMMARY

Adjourned Public Hearing:

Gasland Petroleum Rte. 9D
(Hughsonville)

Adjourned to April 5, 2021
Resubmit for March 15, 2021

Public Hearing:

Tarpon Towers II, LLC Wireless
Telecommunications Facility
Smith 3-Lot Subdivision

Adjourned to April 5, 2021

Adjourned to March 15, 2021

Discussion:

Downey Energy Liquid Propane Storage
Hudson Valley Lighting

Public Hearing on March 15, 2021
Town Planner to prepare Negative Declaration for
March 1, 2021

LaBelle Properties, LLC

Engineer to prepare Restoration Bond
Authorize re-execution of 2002 Site Plan

Extension:

BAC Properties, LLC

Extension granted from March 2, 2021 through
March 1, 2022

Riverview Land Company, LLC

Extension granted from March 18, 2021 through
March 17, 2022

Chelsea Farm Subdivision

Retroactively from January 31, 2021 through
January 30, 2022

Miscellaneous:

Workshop

Workshop set for February 17, 2021

Mr. Marinaccio: **Motion to accept the Minutes from January 4, 2021.**

Mr. Ceru: Second the Motion.

Vote: All present voted Aye.

Video of the February 1, 2021 Planning Board Meeting:

<https://www.youtube.com/watch?v=-yRQJBvl-VI>

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)

Mr. Marinaccio: **Motion to open the Adjourned Public Hearing.**

Mr. Ceru: Second the Motion.

Vote: All present voted Aye.

Mr. Marinaccio: **Motion to adjourn the Public Hearing to April 5, 2021.**

Mr. Ceru: Second the Motion.

Vote: All present voted Aye.

Applicant to submit changes to the project.

Public Hearing:

19-3420 (Site Plan) 19-4085 / (Special Use Permit) Tarpon Towers II, LLC Wireless Telecommunications Facility (Castle Point): The Town of Wappinger Planning Board will conduct an adjourned public hearing on 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** in the

Town of Wappinger. (Cuddy & Feder) (Lead Agency: December 3, 2019) (July 20, 2020 Public Hearing closed) (Positive Declaration: September 21, 2020)

Mr. Freno: **Motion to adjourn the Scoping Session to April 5, 2021.**
Mr. Marinaccio: Second the Motion.
Vote: All present voted Aye.

20-5211 Smith 3-Lot Subdivision: The Town of Wappinger Planning Board will conduct a public hearing on a 3-Lot Subdivision application on 3.98 acres in an R-20 Zoning District. The applicant is proposing to subdivide the existing lot that consists of a residential house with a carriage house and garage into 3 residential lots. The property is located at **3 Losee Road** and is identified as **Tax Grid No. 6157-02-899515** in the Town of Wappinger. (Paggi)

Present: Andrew Bulson – Engineer

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

Mr. Freno: **Motion to adjourn the Public Hearing to March 15, 2021.**
Mr. Marinaccio: Second the Motion.
Vote: All present voted Aye.

Discussion:

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)

Present: Al Cappelli – Architect

Mr. Marinaccio: **Motion to set the Public Hearing for March 15, 2021.**
Mr. Freno: Second the Motion.
Vote: All present voted Aye.

Discussion Continued:

20-3426 Hudson Valley Lighting (Amended Site Plan): To discuss the felling of trees on an amended Site Plan Application for the construction of a 142,500 square foot addition to an existing 244,393 square foot building on 67.00 acres in an AI Zoning District. The property is located at **151 Airport Drive** and is identified as **Tax Grid No.: 6259-02-841673** in the Town of Wappinger. (Day & Stokosa) (Lead Agency: January 27, 2021)

Present: Amy Bombardieri – Engineer

Mr. Marinaccio: **Motion to authorize the Town Planner to prepare a Negative Declaration for March 1, 2021.**

Mr. Freno: Second the Motion.

Vote: All present voted Aye.

Mr. Marinaccio: **Motion to authorize the Planning Board Engineer to prepare Restoration Bond for March 1, 2021.**

Mr. Freno: Second the Motion.

Vote: All present voted Aye.

21-3436 LaBelle Properties, LLC Site Plan and Special Use Permit: To discuss a Site Plan application and Special Use Permit for the storage of equipment and construction material on 26.39 acres in a GB Zoning District. The property is located at **228-232 New Hackensack Road** and is identified as **Tax Grid No.: 6259-03-199113** in the Town of Wappinger. (Martin)

Present: Al Roberts – Attorney
Ernie Martin – Architect

Mr. Marinaccio: **Motion to authorize the re-execution of the 2002 Site Plan.**
CONDITION: That applicant’s attorney and architect provide affidavits re-approving the 2002 Site Plan.

Mr. Freno: Second the Motion.

Vote: All present voted Aye.

Extension:

14-3319 BAC Properties, LLC: Seeking their sixth one year extension on Site Plan approved March 2, 2015, on the application of **BAC Properties, LLC seeking re-approval for their amended site plan for the construction of a contractor equipment rental counter and display/warehouse/storage office building consisting of 19, 440 square feet in an AI Zoning District.** The applicant has a potential tenant. However, the process has been delayed due to the economy. Per the owner, there has been some interest but no long-term commitments. If granted this extension would begin on March 2, 2021 through March 1, 2022. The property is located at **30 Airport Drive** in the Town of Wappinger and is identified as **Tax Grid No. 6259-04-578332.** (Povall) (PH 3/2/15) (Approved Amended Site Plan 3/2/15)

Mr. Marinaccio: **Motion to grant a one year Extension beginning March 2, 2021 through March 1, 2022.**

Mr. Freno: Second the Motion.

Vote: All present voted Aye.

18-3390 Riverview Land Company, LLC (Amended Site Plan): Seeking their first two 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 Covid-19 and the damages of the pandemic of 2020. If granted, this extension would retroactively begin March 18, 2020 through March 17, 2022. 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) (Resolution approved on March 18, 2019) (Public Hearing closed on February 4, 2019)

Mr. Marinaccio: **Motion to grant a two year Extension retroactively beginning March 18, 2020 through March 17, 2022.**

Mr. Freno: Second the Motion.

Vote: All present voted Aye.

10-5155 – Chelsea Farm Subdivision: Seeking their fifth one year extension on a final subdivision approval for Chelsea Farm Subdivision for their proposed 17 lot subdivision in an R-40/80 Zoning District on 186.8 acres. This extension is being requested for general economics and there have been ongoing discussions with the Town regarding potential different uses. If granted, this extension would begin retroactively on January 31, 2021 through January 30, 2022. This parcel is located on **Chelsea Road (County Route 92) & North River Road** and is identified as **Tax Grid No. 6056-01-138527 (102.7 acres) & 6056-01-190688 (84.1 acres)** in the Town of Wappinger. (Koehler) (LA

4/9/10) (Rec'd preliminary subdivision approval 11-3-14) (Opened & closed PH 1/20/16)
(Final subdivision approval 02-01-16)

Mr. Freno: **Motion to grant a one year Extension retroactively beginning January 31, 2021 through January 30, 2022.**
Mr. Marinaccio: Second the Motion.
Vote: All present voted Aye.

Miscellaneous:

Workshop

Mr. Marinaccio: **Motion to set a Workshop for February 17, 2021 at 6:00pm.**
Mr. Freno: Second the Motion.
Vote: All present voted Aye.

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

Respectfully Submitted,

Adjourned: 8:45 pm

Bea Ogunti
Secretary
Planning Board & Zoning Board of Appeals