

## MINUTES

**Town of Wappinger  
Planning Board  
March 15, 2021  
Time: 7:00PM**

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

### Summarized Minutes

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

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

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## SUMMARY

### **Adjourned Public Hearing:**

Smith 3-Lot Subdivision	Adjourned to April 19, 2021
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### **Public Hearing:**

Downey Energy Liquid Propane Storage	Adjourned to April 19, 2021
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### **Discussion:**

Obercreek Lot Line Re-alignment	Resolution approved
Gasland Petroleum Rte. 9D (Hughsonville)	Adjourned to May 3, 2021
Locust Tree Residential Properties, LLC	Resubmit
MWF, LLC Subaru Dealership	Public Hearing waived
	Town Planner authorized to prepare Resolution

### **Conceptual Review:**

Lawrence Farms Conversion of Office into Apartments	Applicant to submit full Site Plan application
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**Mr. Freno:** Motion to accept the Minutes from March 1, 2021.  
**Mr. Marinaccio:** Second the Motion.  
**Vote:** All present voted Aye.

**Video of the March 15, 2021 Planning Board Meeting:**

<https://www.youtube.com/watch?v=LfLzxOTuhv0>

**Adjourned Public Hearing:**

**20-5211 Smith 3-Lot Subdivision:** The Town of Wappinger Planning Board will conduct an adjourned 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 – Applicant’s Engineer

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

**Mr. Freno:** Motion to adjourn the Public Hearing to April 19, 2021.  
**Mr. Peratikos:** Second the Motion.  
**Vote:** All present voted Aye.

**Public Hearing:**

**20-3425 (Site Plan) / 20-4088 (SUP) Downey Energy Liquid Propane Storage:** The Town of Wappinger Planning Board will conduct a public hearing on 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) (Opened Public Hearing: March 15, 2021)

**Present:** Alfred Cappelli – Applicant’s Architect

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

**Mr. Freno:** Motion to adjourn the Public Hearing to April 19, 2021.  
**Mr. Marinaccio:** Second the Motion.  
**Vote:** All present voted Aye.

**Discussion:**

**19-5200 Obercreek Lot Line Re-alignment:** To vote on preliminary and final on a Lot Line Re-alignment for the consolidation of seven (7) existing tax parcels and seven (7) proposed lots on a combined total acreage of 32.85 in the R80 and R40/80 Zoning Districts. The property is located on **Creek Road, New Hamburg Road and Marlerville Road** and is identified as **Tax Grid Nos. 6057-02-772763(2.33) 6057-02-847758(20.31) 6057-02-849804(1.52), 6057-02-914890(7.00), 6057-02-948875(0.20), 6057-02-959870(0.67), 6057-02-987852(0.82)** in the Town of Wappinger. (Chazen) (September 21, 2020 Public Hearing waived) (Lead Agency: September 22, 2020) (Negative Declaration: November 2, 2020) (Variances granted: December 8, 2020)

Present: Kyle Ahearn – Applicant’s Engineer  
Alex Reese – Applicant

**Mr. Marinaccio: Motion to approve the Resolution.**

Mr. Peratikos: Second the Motion.

Roll Call Vote: Mr. Ceru YES  
Mr. Flower YES  
Mr. Freno YES  
Mr. Marinaccio YES  
Mr. Maselli YES  
Mr. Peratikos YES

**20-3424 (Site Plan), 20-5205 (Lot Line Consolidation), and 20-4087 (Special Use Permit) Gasland Petroleum Route 9D - Hughsonville:** To discuss changes and new proposal on a Site Plan, Special Use Permit and a Lot Line Consolidation. The applicant is proposing to consolidate 5 tax parcels and to install a gasoline fueling station with four fuel pumps and to construct a 7,800 sf. convenience and liquor store, four one-bedroom apartments on 1.8 acres in a HM Zoning District. The property is located at **123-125 New Hamburg Road, 2357, 2361-2365 Route 9D** and is identified as **Tax Grid Nos. 6157-01-048643 (0.21), 057642 (0.20), 057654 (0.69), 059643 (0.14) & 040637 (0.55)** 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  
Chris Lapine – Applicant’s Engineer  
Zeidan Nesheiwat – Applicant  
Keith Scofield – Liscum, McCormack, Vanvoorhis  
Phil Grealy – Traffic Consultant  
Karen Hagstrom – Stenger, Diamond & Glass

**Mr. Peratikos: Motion to amend the Lead Agency as another parcel has been included as part of this project.**

Mr. Marinaccio: Second the Motion.

Vote: All present voted Aye.

**Mr. Marinaccio:** **Motion to adjourn the Public Hearing scheduled for April 5, 2021 to May 3, 2021 and schedule the May 3, 2021 Public Hearing.**

Mr. Freno: Second the Motion.

Vote: All present voted Aye.

**21-3437 Locust Tree Residential Properties, LLC Landscape Business (Amended Site Plan):** To discuss an amended Site Plan application for their landscape business. The applicant is proposing improvement to the geometry of the entrance driveway, installation of a new landscaped island and hotbox on 2.47 acres in an AI Zoning District. The property is located at **80 Airport Drive** and is identified as **Tax Grid No.: 6259-04-667424** in the Town of Wappinger. (Wojciekofsky)

Present: Troy Wojciekofsky – Architect

Applicant to resubmit

**20-3432 MWF, LLC Subaru Dealership Façade, Metal Panels & Stone Upgrade:** To discuss an amended Site Plan application. The applicant is proposing to remove the berm and additional landscaping, lighting, car display pad with cosmetic change to existing building to conform to Subaru design on 6.31 acres in an HB Zoning District. The property is located at **1162 Route 9** and is identified as **Tax Grid No.: 6157-04-659168** in the Town of Wappinger. (Infante)

Present: Mark Infante – Applicant

**Mr. Marinaccio:** **Motion to waive the Public Hearing.**

Mr. Freno: Second the Motion.

Vote: All present voted Aye.

**Mr. Marinaccio:** **Motion to authorize the Town Planner to prepare the Resolution.**

Mr. Freno: Second the Motion.

Vote: All present voted Aye.

**Conceptual Review:**

**21-3438 Lawrence Farms Conversion of Office Building into Apartments:** To discuss a Conceptual Review application to convert an existing 2,304 sf. office and storage building into four 1-bedroom apartments on 9.91 acres in an HB Zoning District. The property is located at **1083 Route 9** and is identified as **Tax Grid No.: 6156-02-710924** in the Town of Wappinger. (Pilon)

Present: Paul Pilon – Architect

Applicant to submit a full Site Plan application.

**Mr. Peratikos:**  
Mr. Marinaccio:  
Vote:

**Motion to adjourn.**  
Second the Motion.  
All present voted Aye.

Respectfully Submitted,

Adjourned: 10:04 pm

Bea Ogunti  
Secretary  
Planning Board & Zoning Board of Appeals