

## MINUTES

**Town of Wappinger  
Planning Board  
April 5, 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. Harvey for  | Planning Board Engineer |
|                               | Mr. Simpson for | Town Planner            |
|                               | Mrs. Roberti    | Zoning Administrator    |

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## SUMMARY

### **Adjourned Public Hearing:**

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| Tarpon Towers II, LLC Wireless<br>Telecommunications Facility | Adjourned to June 21, 2021 |
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### **Discussion:**

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| DiNonno, McKinney, Traver, Gilroy<br>Lot Line Re-alignment | Resolution approved |
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| MWF, LLC Subaru Dealership Façade,<br>Metal Panels & Stone Upgrade | Resolution approved |
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| Lawrence Farms Conversion of Office<br>Building into Apartments | Applicant to Resubmit |
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### **Conceptual Review:**

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| CarMax Auto Superstore – Wappinger | Applicant to submit full Site Plan<br>Application |
|------------------------------------|---|

**Mr. Marinaccio:** **Motion to accept the Minutes from March 15, 2021.**  
**Mr. Maselli:** Second the Motion.  
**Vote:** All present voted Aye.

**Video of the April 5, 2021 Planning Board Meeting:**

<https://www.youtube.com/watch?v=e1-XoXhN5GE>

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

**Mr. Marinaccio:** **Motion to adjourn the Public Hearing to June 21, 2021.**  
**Mr. Peratikos:** Second the Motion.  
**Vote:** All present voted Aye.

**Discussion:**

**21-5213 DiNonno, McKinney, Traver, Gilroy Lot Line Re-alignment:** To vote on a Lot Line Re-alignment application between DiNonno and McKinney. The owner of 29 Widmer Road (McKinney) is proposing to convey a 0,039-acre portion of property to the owner of 33 Widmer Road (DiNonno). The properties are located at **29 & 33 Widmer Road** and identified as **Tax Grid Nos.: 6158-02-704517 (McKinney) and 6158-02-715522 (DiNonno)** in the Town of Wappinger. (Paggi) (Public Hearing waived: March 1, 2021)

**Present:** Phil DiNonno – Applicant

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

**20-3432 MWF, LLC Subaru Dealership Façade, Metal Panels & Stone Upgrade:** To vote on 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. Maselli:** Motion to approve the Resolution as written.

Mr. Peratikos: Second the Motion.

Vote: All present voted Aye.

**21-3438 Lawrence Farms Conversion of Office Building into Apartments:** To discuss a Site Plan 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 – Applicant’s Architect

Applicant to resubmit.

**Conceptual Review:**

**21-3439 CarMax Auto Superstore – Wappinger:** To discuss a Conceptual Review application for a pre-owned automobile sales and accessory facility on 7.57 acres in an HB Zoning District. The property is located at **1105-1115 Route 9** and is identified as **Tax Grid No.: 6156-02-664986** in the Town of Wappinger. (Thatcher)

Present: Richard Cantor – Applicant’s Attorney  
John Thatcher – Center Point Integrated Solutions  
Rob Rosterhoudt – Bohler Engineering  
Mike Creekmore – CarMax

Applicant to submit full Site Plan application.

**Mr. Maselli:**  
Mr. Marinaccio:  
Vote:

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

Respectfully Submitted,

Adjourned: 7:36 pm

Bea Ogunti  
Secretary  
Planning Board & Zoning Board of Appeals