

MINUTES

**Town of Wappinger Planning Board
February 7, 2022
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
	Ms. Versaci	Member	Absent
	Mr. Marinaccio	Co-Chairman	Present
	Mr. Maselli	Member	Present
	Mr. Peratikos	Member	Present

<u>Others Present:</u>	Mr. Horan	Planning Board Attorney
	Mr. Bodendorf	Planning Board Engineer
	Mr. Simpson	Town Planner
	Mrs. Ogunti	Secretary

SUMMARY

Adjourned Public Hearing:

Myers Run, LLC Subdivision	Adjourned to March 7, 2022 Town Planner authorized to prepare Resolution
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Discussion:

Stage Door Self-Storage Amended Site Plan	Resolution approved as written
Central Hudson KM Electric Transmission Line Replacement	Public Hearing set for March 7, 2022
Cooper Road Lot Line Re-alignment	Public Hearing waived Resubmit
Chelsea Farm Subdivision	Felling of 62 trees approved

Mr. Freno: **Motion to accept the Minutes from January 19, 2022.**
Mr. Marinaccio: Second the Motion.
Vote: All present voted Aye.

Video of the February 7, 2022 Planning Board Meeting:

<https://www.youtube.com/watch?v=QOJ78lbQzsc>

Adjourned Public Hearing:

21-5212 Myers Run, LLC Subdivision: The Town of Wappinger Planning Board will conduct an adjourned public hearing and discuss the felling of trees on a Subdivision application. The applicant is proposing a 12-lot single family subdivision on two existing undeveloped lots totaling 22.9 acres in an R40 Zoning District. The property is located on **Myers Corners Road** and is identified as **Tax Grid No.: 6258-04-976478 (15 acres) & 6258-04-032492 (7.9 acres)** in the Town of Wappinger. (Berger) (Lead Agency: June 17, 2021) (Public Hearing opened September 8, 2021) (Public Hearing adjourned to December 6, 2021) (Public Hearing adjourned to January 19, 2022) (Public Hearing adjourned to February 7, 2022) (Public Hearing adjourned to March 7, 2022)

Present: Michele Zerfas – Engineer
Michael Lund – Applicant

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

Mr. Maselli: **Motion to adjourn the Public Hearing to March 7, 2022.**
Mr. Peratikos: Second the Motion.
Vote: All present voted Aye.

Discussion:

21-3451 (Site Plan) and 21-4096 (Special Use Permit) Stage Door Self-Storage

Amended Site Plan: To vote on an Amended Site Plan application and Special Use Permit. The applicant is proposing to put self-storage units with the existing building on 2.00 acres in an HB Zoning District. The property is located at **1 Stage Door Road** and is identified as **Tax Grid No.: 6256-02-777824** in the Town of Wappinger. (Povall) (Public Hearing waived: November 1, 2021)

Present: Billy Povall – Engineer

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

Mr. Ceru: Second the Motion.

Vote: All present voted Aye.

22-3453 Central Hudson KM Electric Transmission Line Replacement: To discuss a Site Plan application, Wetland Permit application and Flood Plain Permit application to replace existing electric transmission line, known as “KM Line” within the Town of Wappinger and Town of Poughkeepsie. The property is located at **187 Myers Corners Road** and is identified as **Tax Grid No. 6258-03-369392.** (Cuddy & Feder) (Lead Agency: January 19, 2022)

Present: Anthony Moreno – Attorney

Mr. Maselli: **Motion to set the Public Hearing for March 7, 2022.**

Mr. Peratikos: Second the Motion.

Vote: All present voted Aye.

22-5216 Cooper Road Lot Line Re-alignment: To discuss a Lot Line Re-alignment application. The applicant is proposing to re-align Lots 1 and 3 to meet the water supply separation requirement on a total of 3.00 acres in an R-20 Zoning District. The property is located on **Cooper Road** and is identified as **Tax Grid Nos.: 6156-02-869803 (0.91 acres) and 6156-02-852826 (2.00 acres)** in the Town of Wappinger. (Day & Stokosa)

Present: Amy Bombardieri – Engineer

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

Mr. Peratikos: Second the Motion.

Vote: All Present voted Aye.

Applicant to resubmit.

10-5155 – Chelsea Farm Subdivision: To discuss felling of trees 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 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)

Present: Dan Koehler – Engineer

Mr. Ceru: **Motion to approve the felling of trees to include engineering costs.**
Mr. Marinaccio: Second the Motion.
Vote: All present voted Aye.

Mr. Marinaccio: **Motion to go into Executive Session to discuss pending litigation.**
Mr. Maselli: 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. Horan: There were no votes or decisions made.

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

Respectfully Submitted,

Adjourned: 9:14 pm

Bea Ogunti
Secretary
Planning Board & Zoning Board of Appeals