

## MINUTES

**Town of Wappinger  
Planning Board  
March 7, 2022  
Time: 7:00PM**

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

### Summarized Minutes

<b><u>Members:</u></b>	Mr. Flower	Chairman	Present
	Mr. Marinaccio	Co-Chair	Present
	Mr. Ceru	Member	Present
	Mr. Freno	Member	Present
	Mr. Maselli	Member	Present
	Mr. Peratikos	Member	Present
	Ms. Versaci	Member	Present

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

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## **SUMMARY**

### **Adjourned Public Hearing:**

Myers Corners Run, LLC Subdivision	Public Hearing closed Negative Declaration approved Preliminary Subdivision approved Felling of trees approved
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### **Public Hearing:**

Myers Corners Road Self-Storage	Public Hearing adjourned to April 4, 2022 Site Visit on March 15, 2022
Central Hudson KM Electric Transmission Line Replacement	Public Hearing closed Planner authorized to prepare Negative Declaration

### **Discussion:**

Subaru of Wappinger	Public Hearing set for April 18, 2022
Tarpon Towers II, LLC Wireless	Vote on March 21, 2022

**Mr. Maselli:** **Motion to accept the Minutes from February 7, 2022.**  
**Mr. Peratikos:** Second the Motion.  
**Vote:** All present voted Aye.

**Video of the March 7, 2022 Planning Board Meeting:**

<https://www.youtube.com/watch?v=sZudlyi5Zmw>

**Adjourned Public Hearing:**

**21-5212 Myers Run, LLC Subdivision:** The Town of Wappinger Planning Board will conduct an adjourned public hearing. Vote on Negative Declaration and Preliminary Subdivision approval 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) (Adjourned to March 7, 2022) (Public Hearing closed: March 7, 2022) (Negative Declaration approved: March 7, 2022) (Preliminary Subdivision approved: March 7, 2022) (Felling of trees approved: March 7, 2022)

**Present:** Michele Zerfas – Engineer  
Michael Lund – Applicant

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

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

**Mr. Marinaccio:** **Motion to approve the Negative Declaration.**  
**Ms. Versaci:** Second the Motion.  
**Vote:** All present voted Aye.

**Mr. Peratikos:** **Motion to approve the felling of trees.**  
**Mr. Maselli:** Second the Motion.  
**Vote:** All present voted Aye.

**Public Hearing:**

**21-3452 (Site Plan) and 21-4097 (Special Use Permit) Myers Corners Road Self-Storage - Amended Site Plan:** The Town of Wappinger Planning Board will conduct a public hearing on an Amended Site Plan application and Special Use Permit. The applicant is proposing to convert to a modern self-storage facility within the existing building on 30.81 acres in a COP Zoning District. The property is located at **169 Myers Corners Road** and is identified as **Tax Grid No.: 6258-03-278358** in the Town of Wappinger. (Day & Stokosa) (Public Hearing opened and adjourned to April 4, 2022)

Present: Mark Day – Engineer

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

**Mr. Maselli:** **Motion to adjourn the Public Hearing to April 4, 2022.**  
Mr. Peratikos: Second the Motion.  
Vote: All present voted Aye.

**22-3453 Central Hudson KM Electric Transmission Line Replacement:** The Town of Wappinger Planning Board will conduct a public hearing on 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, Cuddy & Feder  
Brian Dimisko – Project Manager, Central Hudson  
Greg Lieberman – EDR

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

**Mr. Maselli:** **Motion to close the Public Hearing.**  
Ms. Versaci: Second the Motion.  
Vote: All present voted Aye.

**Ms. Versaci:** **Motion to authorize the Planner to prepare a Negative Declaration for April 4, 2022.**  
Mr. Maselli: Second the Motion.  
Vote: All present voted Aye.

**Discussion:**

**22-3455 (Site Plan) and 22-4098 (Special Use Permit) – Subaru of Wappinger (Amended Site Plan)**: To discuss an amended Site Plan Application and Special Use Permit. The applicant is proposing to construct an 11,409 square feet addition for additional motor vehicle service and parts storage on 6.3 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. (LaBella)

Present: Mr. Bardwell – Engineer  
Ms. Berger – Attorney

**Mr. Marinaccio:** **Motion to set a Public Hearing for April 18, 2022.**  
Mr. Maselli: Second the Motion.  
Vote: All present voted Aye.

**19-3420 (Site Plan) 19-4085 / (Special Use Permit) Tarpon Towers II, LLC Wireless Telecommunications Facility (Castle Point)**: To discuss 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) (September 21, 2020 approved Positive Declaration)

Vote on Site Plan and Special Use Permit.

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

Respectfully Submitted,

Adjourned: 8:57 pm

Bea Ogunti  
Secretary  
Planning Board & Zoning Board of Appeals