

MINUTES

**Town of Wappinger
Planning Board
March 21, 2022
Time: 7:00PM**

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

Summarized Minutes

Members:

Mr. Flower	Chairman	Present
Mr. Marinaccio	Co-Chair	Present
Mr. Ceru	Member	Absent
Mr. Freno	Member	Present
Mr. Maselli	Member	Present
Mr. Peratikos	Member	Present
Ms. Versaci	Member	Absent

Others Present:

Mr. Horan	Planning Board Attorney
Mr. Bodendorf	Planning Board Engineer
Mr. Simpson	Town Planner
Mrs. Roberti	Zoning Administrator
Mrs. Ogunti	Secretary

SUMMARY

Discussion:

Tarpon Towers II, LLC Wireless Telecommunications Facility (Castle Point)	Resolution approved
BJs Wholesale Club Self-Service Fueling Station	Board did not seem interested applicant can resubmit if needed
Locust Tree Residential Properties, LLC Landscape Business	Vote on Resolution on April 4, 2022
Downey Energy Liquid Propane Storage	Vote on Pos. Dec. on April 4, 2022

Extension:

Smith 3-Lot Subdivision	Extension granted beginning April 3, 2022 through July 2, 2022
Eduardo Lauria Luxury Apartments	Extension granted retroactively beginning April 7, 2021 - April 6, 2023

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

Video of the March 21, 2022 Planning Board Meeting:

https://www.youtube.com/watch?v=L7_962kIN9M

Discussion:

19-3420 (Site Plan) 19-4085 / (Special Use Permit) Tarpon Towers II, LLC Wireless Telecommunications Facility (Castle Point): To vote on 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)

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

21-3443 (Site Plan) / 22-4099 (Special Use Permit) BJs Wholesale Club Self-Service Fueling Station: To discuss a Site Plan application and Special Use Permit application. The applicant is proposing to construct a self-service fueling station off site on 4.60 acres in an HB Zoning District. The property is located at **1146 Route 9** and is identified as **Tax Grid No.: 6157-04-703107** in the Town of Wappinger. (Yeskey)

Present: Peter Yeskey – First Hartford Realty Corporation
Caryn Mlodzianowski – Bohler Engineering
Steve Lukis – Engineer
Mike Norwicki – Ecological Solutions
Margaret Patterson – BJs
Morton Bowles – BJs

Board did not seem interested

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) (Lead Agency: September 14, 2021) (Variance granted: March 8, 2022)

Present: Mark Ciccarelli – Locust Tree Residential Properties

Mr. Freno: **Motion to waive increase in parking.**
Mr. Marinaccio: Second the Motion.
Vote: All present voted Aye.

Mr. Marinaccio: **Motion to authorize the Town Planner to prepare a Resolution for April 4, 2022.**
Mr. Peratikos: Second the Motion.
Vote: All present voted Aye.

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) (Public Hearing closed: April 19, 2021)

Present: Dennis Lynch – Attorney for Applicant
Alfred Cappelli – Architect for Applicant
Cary Downey – Applicant

Mr. Marinaccio: **Motion to go into Executive Session for Attorney/Client discussion.**
Mr. Peratikos: Second the Motion.
Vote: All present voted Aye.

Mr. Peratikos: **Motion to come out of Executive Session.**
Mr. Marinaccio: Second the Motion.
Vote: All present voted Aye.

Mr. Horan: While in Executive Session, no decisions or votes were made.

Applicant plans on resubmitting for the April 4, 2022 meeting.

Extension:

20-5211 Smith 3-Lot Subdivision: Seeking their first 90-day extension 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. This extension is being requested to allow time needed to finalize conditions of the resolution. If granted, this extension would begin from April 3, 2022 through July 2, 2022. The property is located at **3 Losee Road** and is identified as **Tax Grid No. 6157-02-899515** in the Town of Wappinger. (Paggi) (Public Hearing closed: July 7, 2021) (Lead Agency: August 24, 2021)

Mr. Marinaccio: **Motion to grant the applicant the Extension beginning April 3, 2022 through July 2, 2022.**
Mr. Peratikos: Second the Motion.
Vote: All present voted Aye.

15-3338 – Eduardo Lauria Luxury Apartments: Seeking a twelve (12) month extension on a site plan application to construct a 13,200 sf. building consisting of residential units and 450 sf. of commercial space on 1.10 acres in an HB Zoning District. The applicant is requesting this extension to allow time while working with the Town Engineer and Town Supervisor to extend adjoining property owners into the existing water and sewer services. This extension, if granted, it would retroactively begin on April 7, 2021 through April 6, 2022, and additionally extend 12 months until April 6, 2023. The property is located at **102 Old Post Road** and is identified as **Tax Grid No. 6157-04-625489** in the Town of Wappinger. (Approved November 7, 2016) (Paggi)

Mr. Freno: **Motion to grant the applicant the Extension retroactively beginning April 7, 2021 through April 6, 2023.**
Mr. Marinaccio: Second the Motion.
Vote: All present voted Aye.

Miscellaneous:

Popeye's Chicken Applicant's Engineer to appear before the Board on April 4, 2022.

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

Respectfully Submitted,

Adjourned: 8:36 pm

Bea Ogunti
Secretary
Planning Board & Zoning Board of Appeals