

## MINUTES

**Town of Wappinger  
Planning Board  
April 4, 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 Road Self-Storage	Public Hearing closed Town Planner authorized to prepare Neg. Dec. Site Plan and Special Use Permit Resolution Signage requirement on site waived
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### **Discussion:**

Central Hudson KM Electric Transmission Line Replacement	Negative Declaration approved as written Town Planner authorized to prepare Resolution
Locust Tree Residential Properties	Public Hearing waived Resolution approved as written
Downey Energy Liquid Propane	Positive Declaration approved as written

**Mr. Marinaccio:** **Motion to accept the Minutes from March 21, 2022.**  
**Mr. Peratikos:** Second the Motion.  
**Vote:** All present voted Aye.

**Video of the April 4, 2022 Planning Board Meeting:**

<https://www.youtube.com/watch?v=KzL0gg09Mbo>

**Adjourned 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 an adjourned 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: March 7, 2022 and adjourned to April 4, 2022)

**Present:** Mark Day – Engineer, Day & Stokosa

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

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

**Mr. Marinaccio:** **Motion to waive the signage requirement on site.**  
**Ms. Versaci:** Second the Motion.  
**Vote:** All present voted Aye.

**Mr. Marinaccio:** **Motion to authorize the Town Planner to prepare the Resolution.**  
**Ms. Versaci:** Second the Motion.  
**Vote:** All present voted Aye.

**Discussion:**

**22-3453 Central Hudson KM Electric Transmission Line Replacement:** To vote on a Negative Declaration for 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) (Public Hearing closed: March 7, 2022)

Present: Anthony Moreno – Attorney, Cuddy & Feder  
Brian Dimisko – Project Manager, Central Hudson  
Greg Lieberman – EDR

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

**Mr. Maselli:** **Motion to authorize the Town Planner to prepare a Resolution.**  
**Mr. Peratikos:** Second the Motion.  
**Vote:** All present voted Aye.

**21-3437 Locust Tree Residential Properties, LLC Landscape Business (Amended Site Plan):** To vote on 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) (Increase in parking waived: March 21, 2022)

Present: Troy Wojciekofsky – Engineer

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

**Mr. Freno:** **Motion to approve the Resolution as written.**  
**Mr. Marinaccio:** 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) (Positive Declaration approved: April 4, 2022)

**Mr. Freno:**

Mr. Peratikos:

Roll Call Vote:

**Motion to approve the Positive Declaration as written.**

Second the Motion.

Mr. Freno YES

Mr. Ceru YES

Ms. Versaci YES

Mr. Marinaccio YES

Mr. Peratikos YES

Mr. Maselli YES

Mr. Flower YES

**Mr. Marinaccio:**

Mr. Peratikos:

Vote:

**Motion to adjourn.**

Second the Motion.

All present voted Aye.

Respectfully Submitted,

Adjourned: 8:41pm

Bea Ogunti

Secretary

Planning Board & Zoning Board of Appeals