

## MINUTES

Town of Wappinger  
Planning Board  
May 2, 2022  
Time: 7:00PM

Town Hall  
20 Middlebush Road  
Wappinger Falls, NY

### Summarized Minutes

**Members:**

|                |          |         |
|----------------|----------|---------|
| Mr. Flower     | Chairman | Present |
| Mr. Ceru       | Member   | Present |
| Mr. Freno      | Member   | Present |
| Mr. Marinaccio | Member   | Present |
| Mr. Maselli    | Member   | Present |
| Mr. Peratikos  | Member   | Present |

**Others Present:**

|                 |                          |
|-----------------|--------------------------|
| Mr. Horan       | Planning Board Attorney  |
| Mr. Bodendorf   | Planning Board Engineer  |
| Mr. Simpson     | Town Planner             |
| Mrs. Bea Ogunti | Planning Board Secretary |

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## **SUMMARY**

**Discussion:**

|                      |  |
|----------------------|--|
| Subaru of Wappinger  | Resolution approved as amended             |
| Cooper Road Lot Line | Resolution approved                        |
| Bertero Subdivision  | Resubmit<br>Public Hearing on June 6, 2022 |

**Conceptual Review:**

|                     |                                   |
|---------------------|-----------------------------------|
| Wappinger Auto Tech | Submit full Site Plan Application |
|---------------------|-----------------------------------|

**Mr. Peratikos:** Motion to accept the Minutes from April 18, 2022.  
**Mr. Marinaccio:** Second the Motion.  
**Vote:** All present voted Aye.

**Video of the May 2, 2022 Planning Board Meeting:**

<https://www.youtube.com/watch?v=wxigAzyuXcg&list=PLcCjg2q5NIglET7dXiSaUzTtSP1wGpkSI&index=48>

**Discussion:**

**22-3455 (Site Plan) and 22-4098 (Special Use Permit) – Subaru of Wappinger (Amended Site Plan):** To vote on 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:** Kyle Bardwell – Engineer, LaBella  
Wendy Berger – Attorney for Applicant

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

**22-5216 Cooper Road Lot Line Re-alignment:** To vote on final resolution on 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, Day & Stokosa

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

**22-5202 Bertero Subdivision:** To discuss a Subdivision application to subdivide 2-lots on 6.21 acres in an R40 Zoning District. The property is located at **100 Stonykill Road** and is identified as **Tax Grid No.: 6056-02-835650** in the Town of Wappinger.  
(Gillespie)

Present: Mike Gillespie – Engineer, Gillespie & Associates

Applicant to resubmit  
Public Hearing set for June 6, 2022

**Conceptual Review:**

**22-3456 Wappinger Auto Tech:** To discuss a Conceptual Review application for motor vehicle repair and small motor repair (lawn mowers, quads, etc.) on 1.00 acres in an HB Zoning District. The property is located at **1228 Route & 1222-2224** and is identified as **Tax Grid Nos.: 6157-04-621197 & 6157-04-632285** in the Town of Wappinger.  
(Gillespie)

Present: Mike Gillespie – Engineer, Gillespie & Associates  
Phil Ragaglia – Applicant

Submit full Site Plan application

**Executive Session:**

**Mr. Marinaccio:** **Motion to go into Executive Session for legal Advice.**  
**Mr. Freno:** Second the Motion.  
**Vote:** All present voted Aye.

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

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

Respectfully Submitted,

Adjourned: 8:21 pm

Bea Ogunti  
Secretary  
Planning Board Secretary