

**Town of Wappinger  
Planning Board  
December 5, 2022  
Time: 7:00PM**

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

Summarized Minutes

<b><u>Members:</u></b>	Mr. Flower	Chairman	Present
	Mr. Anjos	Member	Absent
	Mr. Ceru	Member	Present
	Mr. Freno	Member	Present
	Mr. Maselli	Member	Present
	Mr. Peratikos	Member	Present
	Mr. Versaci	Member	Present

**Others Present:**

Mr. Horan	Planning Board Attorney
Mr. Bodendorf	Planning Board Engineer
Mrs. Ogunti	Secretary

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**SUMMARY**

**Discussion:**

Cooper Road Conversion of Existing Residential Structure to Multi-family Dwelling	Resolution approved as written
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Aguado Subdivision	Public Hearing set for January 18, 2023
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Downey Energy Liquid Propane Storage	Public Scoping Session set for January 18, 2023
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**Miscellaneous:**

Chelsea Farm Subdivision	Applicant's engineer to work with Staff on the cutting and chipping of trees
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**Extension:**

Chelsea Farm Subdivision	Extension granted from January 29, 2023 through January 28, 2024
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**Miscellaneous:**

Local Law Section 240-112(B)	Planning Board Secretary authorized to send letter to Town Clerk with no objection to adopting this Local Law
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**Video of the December 5, 2022 Planning Board Meeting:**

**Part 1:**

<https://www.youtube.com/watch?v=Eemnt3ReaQg>

**Part 2:**

<https://www.youtube.com/watch?v=o84Ms-9Gu60>

**Mr. Peratikos:**

**Motion to accept the Minutes from November 21, 2022.**

Mr. Maselli:

Second the Motion.

Vote:

All present voted Aye.

**Discussion:**

**22-3458 (Site Plan) and 22-4102 (Special Use Permit) – Cooper Road Conversion of Existing Residential Structure to Multi-family Dwelling:** To vote on a Site Plan application and Special Use Permit. The applicant is proposing to convert an existing residential building into 4 multi-family dwelling units on 3.62 acres in an R20 Zoning District. The property is located at **135 Cooper Road** and is identified as **Tax Grid No.: 6156-02-871849** in the Town of Wappinger. (Day & Stokosa) (Public Hearing closed: September 17, 2022)

Present:

Amy Bombardieri – Engineer for Applicant

**Mr. Ceru:**

**Motion to approve the Resolution as written.**

Ms. Versaci:

Second the Motion.

Vote:

All present voted Aye.

**22-5219 Aguado Subdivision:** To discuss a Subdivision application. The applicant is proposing to subdivide into two (2) individual building lots on 34.4 acres in an R-40 Zoning District. The property is located on **Ketchamtown Road** and is identified as **Tax Grid No.: 6157-03-070275** in the Town of Wappinger. (Povall) (Lead Agency: October 17, 2022)

Present:

Bill Povall – Engineer for Applicant

**Mr. Peratikos:**

**Motion to set the Public Hearing for January 18, 2023.**

Mr. Freno:

Second the Motion.

Vote:

All present voted Aye.

**20-3425 (Site Plan) / 20-4088 (SUP) Downey Energy Liquid Propane Storage:**

To discuss a Public Scoping Session on 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) (Public Scoping Session set for January 18, 2023)

Present: Alfred Cappelli – Architect for Applicant

**Mr. Freno:** **Motion to set a Public Scoping Session for January 18, 2023.**

Mr. Peratikos: Second the Motion.

Vote: All present voted Aye.

**Miscellaneous:**

**10-5155 – Chelsea Farm Subdivision:** To discuss cutting and chipping of already felled 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 extension is being requested as we have made progress in satisfying the conditions of the resolution. We are in the process of circulating plans for final review by the Town Engineer and Planner and the County Health Department. If granted, this extension would begin on January 30, 2022 through January 29, 2023. 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: Daniel Koehler – Engineer for Applicant

**Mr. Peratikos:** **Motion to authorize the Planning Board Engineer to work with applicant's engineer to discuss the cutting/chipping of trees.**

Ms. Versaci: Second the Motion.

Vote: All present voted Aye.

**Extension:**

**10-5155 – Chelsea Farm Subdivision:** Seeking their seventh one year extension 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 extension is being requested as we have made progress in satisfying the conditions of the resolution. We are in the process of circulating plans for final review by the Town Engineer and Planner and the County Health Department. If granted, this extension would begin on January 29, 2023 through January 28, 2024. 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: Daniel Koehler – Engineer for Applicant

**Mr. Peratikos:** **Motion to grant the Extension from January 29, 2023 through January 28, 2024.**  
Mr. Maselli: Second the Motion.  
Vote: All present voted Aye.

**Mr. Peratikos:** **Motion to go into Executive Session for attorney/client discussion.**  
Ms. Versaci: Second the Motion.  
Vote: All present voted Aye.

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

**NOTE:** No action was taken in attorney/client session.

**Miscellaneous:**

Local Law Section 240-112(B)

**Mr. Peratikos:** **Motion to authorize Planning Board secretary to send a letter to Town Clerk that the Board has no objection to the adoption of this Local Law.**  
Ms. Versaci: Second the Motion.  
Vote: All present voted Aye.

**Mr. Freno:**  
Mr. Maselli:  
Vote:

**Motion to adjourn.**  
Second the Motion.  
All present voted Aye.

Respectfully Submitted,

Adjourned:    7:45 pm

Bea Ogunti  
Secretary  
Zoning Board of Appeals