

MINUTES

**Town of Wappinger
Planning Board
January 18, 2023
Time: 7:00PM**

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

| | | | |
|------------------------|---------------|----------------------|---------|
| <u>Members:</u> | Mr. Flower | Chairman | Present |
| | Mr. Anjos | Member | Present |
| | Mr. Ceru | Member | Present |
| | Mr. Freno | Member | Present |
| | Mr. Maselli | Member | Present |
| | Mr. Peratikos | Member | Absent |
| | Mr. Versaci: | Member | Present |
| | Mr. Horan | Town Attorney | |
| | Mrs. Roberti | Zoning Administrator | |
| | Mrs. Ogunti | Secretary | |

SUMMARY

Adjourned Public Hearing:

Bertero Subdivision

Adjourned to March 20, 2023

Public Hearing:

Aguado Subdivision

Adjourned to March 6, 2023

Public Scoping Session:

Downey Energy Liquid Propane

Opened & closed Public Scoping
Resubmit for February 6, 2023

Discussion:

Licari Subdivision

Resubmit

Torregrosso Subdivision

Circulate for Lead Agency

Conceptual Review:

Unique Peacock Art Studio

Approved for personal use

Miscellaneous:

Chelsea Farm Subdivision

Approved cutting/chipping of trees

Alpine Commons – Lead Agency

Discussed ZBA Lead Agency

Mr. Maselli: **Motion to accept the Minutes from December 5, 2022.**
Mr. Freno: Second the Motion.
Vote: All present voted Aye.

Video of the January 18, 2023 Planning Board Meeting:

https://www.youtube.com/watch?v=jDp4G8jY_64

Adjourned Public Hearing:

22-5202 Bertero Subdivision: The Town of Wappinger Planning Board will conduct an adjourned public hearing on 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) (Public Hearing opened: June 6, 2022) (Public Hearing adjourned to July 6, 2022) (Public Hearing adjourned to August 1, 2022) (Public Hearing adjourned to September 7, 2022) (Public Hearing adjourned to September 19, 2022) (Adjourned to October 17, 2022) (Adjourned to November 21, 2022) (Adjourned to January 18, 2023)

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

Mr. Freno: **Motion to adjourn to March 20, 2023.**
Mr. Anjos: Second the Motion.
Vote: All present voted Aye.

Public Hearing:

22-5219 Aguado Subdivision: The Town of Wappinger Planning Board will conduct a Public Hearing on 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
Allison Fausner – Attorney

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

Ms. Versaci: **Motion to adjourn to March 6, 2023.**
Mr. Maselli: Second the Motion.
Vote: All present voted Aye.

Mr. Ceru:
Ms. Versaci:
Vote:

Motion to refer to ZBA in favor.
Second the Motion.
All present voted Aye.

Public Scoping Session:

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

The Town of Wappinger Planning Board will conduct 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)

Present: Dennis Lynch – Attorney
Jaclyn Hakes – Planner

Public Scoping Session was never opened.

Ms. Versaci:
Mr. Maselli:
Vote:

Motion to close the Public Scoping Session.
Second the Motion.
All present voted Aye.

Submit for February 6, 2023.

Discussion:

22-5220 Licari Subdivision: To discuss a Subdivision application. The applicant is proposing to subdivide into two (2) separate parcels. One (1) parcel for the existing single family home and the two (2) apartments. The restaurant will be demolished and a single family home will be built on 1.64 acres in an R-20/40 Zoning District. The properties are located at **39-41 Middlebush Road** and is identified as **Tax Grid No.: 6157-01-458871** in the Town of Wappinger. (Lawrence) (Variance: October 25, 2022)

Resubmit – Applicant asked to be removed from agenda due to Health Department comments.

22-5222 Torregrosso Subdivision: To discuss a Subdivision application. The applicant is proposing a 3-lot residential subdivision for an existing residential parcel which includes an existing residence on 5.67 acres in an R-40 Zoning District. The

property is located at **271 All Angels Hill Road** and is identified as **Tax Grid No.: 6257-02-986805** in the Town of Wappinger. (Day & Stokosa)

Present: Brian Stokosa – Engineer

Mr. Freno: **Motion to circulate intent for Lead Agency.**
Mr. Maselli: Second the Motion.
Vote: All present voted Aye.

Ms. Versaci: **Motion to set a Public Hearing for March 6, 2023.**

Mr. Freno: Second the Motion.
Vote: All present voted Aye.

Conceptual Review:

23-3465 Unique Peacock Art Studio: To discuss a Conceptual Review application. The applicant is proposing a personal use for an art studio on 0.10 acres in an HM Zoning District. The property is located at **2340 Route 9D** and is identified as **Tax Grid No.: 6157-01-031600** in the Town of Wappinger. (Felix)

Present: Dariel Felix – Applicant

Mr. Anjos: **Motion to approve for personal use only.**
Mr. Ceru: 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 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: Dan Koehler – Engineer

Mr. Freno: **Motion to approve the chipping and cutting of trees.**
Mr. Maselli: Second the Motion.
Vote: All present voted Aye.

Miscellaneous Continues:

Alpine Commons – Lead Agency Discussion on ZBA Lead Agency

RFP

Mr. Freno: **Motion to authorize the Planning Board
Secretary to RFP for consultants.**
Mr. Maselli: Second the Motion.
Vote: All present voted Aye.

Mr. Maselli: **Motion to adjourn.**
Mr. Freno: Second the Motion.
Vote: All present voted Aye.

Respectfully Submitted,

Adjourned: 8:53 pm

Bea Ogunti
Secretary
Planning Board & Zoning Board of Appeals