

MINUTES

Town of Wappinger Planning Board
February 6, 2023
Time: 7:00PM

Town Hall
20 Middlebush Road
Wappinger Falls, NY

Summarized Minutes

<u>Members:</u>	Mr. Flower	Chairman	Present
	Mr. Ceru	Vice Chairman	Present
	Mr. Anjos	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
Mr. Simpson	Town Planner
Mrs. Roberti	Zoning Administrator
Mrs. Ogunti	Secretary

SUMMARY

Adjourned Public Hearing:

Children's Enrichment Project

Public Hearing closed
Town Planner authorized to prepare the Resolution for
March 6, 2023

Discussion:

Downey Energy Liquid Propane

Resolution adopting final scoping document as
amended

Conceptual Review:

U-Haul Stage Door Road
Safire Properties Warehouse

Submit full Site Plan application
Submit full Site Plan application

Extension:

Smith 3-Lot Subdivision

Two (2) 90-day extensions granted

Miscellaneous:

Referral – Town of Fishkill Planning
Board – Appalachian View

Secretary authorized to send comments

Planning Board Vice Chairman

Robert Ceru voted as Vice Chairman

Alpine Commons – Lead Agency

Executive Session with legal counsel

Mr. Freno: Motion to accept the Minutes from
January 18, 2023 as amended.
Mr. Peratikos: Second the Motion.
Vote: All present voted Aye.

Video of the February 6, 2023 Planning Board Meeting:

Part 1

<https://www.youtube.com/watch?v=ZAy8hxR34nc&t=2754s>

Part 2

<https://www.youtube.com/watch?v=9SChgOXbg5s&list=PLcCig2q5NlqIET7dXiSaUzTtSP1wGpkSI&index=63&t=12s>

Adjourned Public Hearing:

22-3464 (Site Plan) and 22-4105 (Special Use Permit) Children's Enrichment Project, LLC: The Town of Wappinger Planning Board will conduct an adjourned public hearing on an amended Site Plan and Special Use Permit application. The applicant is proposing to conduct a private club for parents and their children for childhood enrichment on 1.4 acres in an HM Zoning District. The property is located at **2321-2325 Route 9D** and is identified as **Tax Grid No.: 6057-02-987580** in the Town of Wappinger. (Day & Stokosa) (Public Hearing adjourned February 6, 2023) (Area Variance: January 24, 2023)

Present: Brian Stokosa – Engineer
Lara Tabatznik – Applicant
Andrew Myers – Manager

Mr. Peratikos: Motion to open the Adjourned Public Hearing.
Ms. Versaci: Second the Motion.
Vote: All present voted Aye.

PUBLIC COMMENTS:

Ron Evangelista
Marcy Wagman

Mr. Freno: Motion to close the Public Hearing.
Mr. Peratikos: Second the Motion.
Vote: All present voted Aye.

Ms. Versaci: **Motion to authorize the Town Planner to prepare the Resolution.**

Anjos: Second the Motion.

Vote: All present voted Aye.

Ms. Versaci: **Motion to allow applicant to perform internal and exterior clean-up of the property.**

Mr. Freno: Second the Motion.

Vote: All present voted Aye.

Discussion:

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

Continue discussion on the DEIS 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 closed: January 18, 2023)

Present: Dennis Lynch – Attorney
Alfred Cappelli – Architect

Mr. Peratikos: **Motion to authorize the Town Planner to put cover page and table content together.**

Mr. Freno: Second the Motion.

Vote: All present voted Aye.

Mr. Maselli: **Motion adopting the final Scoping Document as amended.**

Ms. Versaci: Second the Motion.

Vote: All present voted Aye.

Conceptual Review:

23-3466 – U-Haul Stage Door Road: To Discuss a Conceptual Review application.

The applicant is proposing to remove the existing warehouse building and construct two (2) new buildings to operate their self-storage, U-Box, and truck/trailer rental business operations on a total of 7.40 acres in an HB Zoning District. The property is located at

Stage Door Road and is identified as **Tax Grid Nos.: 6156-02-777824 (2.00 acres), 6156-02-771855 (0.64 acres), 6156-02-794847 (2.00 acres) and 6156-02-820883 (2.76 acres)** in the Town of Wappinger (Povall)

Present: Bill Povall – Engineer

Re-submit

23-3467 – Safire Properties Warehouse: To discuss a Conceptual Review application. The applicant is proposing an 18,000 sf. warehouse consisting of 4 units, 10 parking spaces and a refuse enclosure on 2.00 acres in an HB Zoning District. The property is located at **Stage Door Road** and is identified as **Tax Grid No.: 6156-02-845873** in the Town of Wappinger. (LaBella)

Present: Samantha Urban – Engineer

Re-submit

Extension:

20-5211 Smith 3-Lot Subdivision: Seeking two 90-days extension of the Preliminary and Final Subdivision Plat 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. The applicant is requesting this extension to allow time to finalize the conditions of the resolution. If granted, this extension will begin retroactively from January 4, 2023 through July 3, 2023. 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) (Approved: October 4, 2021)

Mr. Peratikos: **Motion to grant the applicant two (2) 90-day extension.**

Mr. Freno: Second the Motion.

Vote: All present voted Aye.

Miscellaneous:

REFERRAL – Town of Fishkill Planning Board – Appalachian View 4-Lot Subdivision

Secretary authorized to fill out form and send back to the Town of Fishkill.

Planning Board Vice Chair – Entertain vote for a Vice Chair

Alpine Commons – Lead Agency

Mr. Freno: **Motion to go into Executive Session.**

Mr. Maselli: Second the Motion.

Vote: All present voted Aye.

Mr. Peratikos: **Motion to come out of Executive Session.**

Ms. Versaci: Second the Motion.

Vote: All present voted Aye.

Mr. Peratikos: **Motion to agree that the ZBA serves as Lead Agency with a letter from the Planning Board expressing the conditions as noted.**

Ms. Versaci: Second the Motion.
Vote: All present voted Aye.

Mr. Horan: There were no votes or decisions made.

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

Respectfully Submitted,

Adjourned: 10:15 pm

Bea Ogunti
Secretary
Planning Board & Zoning Board of Appeals