

**Town of Wappinger
Planning Board
July 17, 2023
Time: 7:00PM**

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

Summarized Minutes

<u>Members:</u>	Mr. Flower	Chairman	Present
	Mr. Ceru	Co-Chair	Present
	Mr. Anjos	Member	Present
	Mr. Freno	Member	Present
	Mr. Maselli	Member	Absent
	Mr. Peratikos	Member	Present
	Ms. Versaci:	Member	Absent

Others Present:

Mr. Horan	Planning Board Attorney
Mr. Bodendorf	Planning Board Engineer
Mr. Simpson	Town Planner
Mrs. Ogunti	Planning Board Secretary
Mrs. Roberti	Zoning Administrator

SUMMARY

Adjourned Public Hearing:

Bertero Subdivision

Public Hearing closed.
Town Planner authorized to draft
a Resolution.

Public Hearing:

Verizon Wireless Communications – Diddell Rd.

Public Hearing adjourned to
September 6, 2023.

Verizon Wireless – Kent Road

Public Hearing adjourned to
September 6, 2023.

Verizon Wireless – Spook Hill Park

Public Hearing adjourned to
September 6, 2023.

Discussion:

Chelsea Ridge Wastewater Treatment Plant
Obercreek Farm Brewery & Tasting Room

Resolution approved as written.
Submit full site plan application.

Conceptual Review:

The Flow Kingdom Ministries Church / Assembly

Submit full site plan application.

Mr. Peratikos: **Motion to accept the Minutes from July 5, 2023.**
Mr. Freno: Second the Motion.
Roll Call Vote: All present voted Aye.

Video of the July 17, 2023 Planning Board Meeting:

<https://www.youtube.com/watch?v=y76ZEBNPdSM&list=PLeCjg2q5NlglET7dXiSaUzTtSP1wGpkSl&index=74&t=1863s>

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) (Adjourned to March 20, 2023) (Adjourned to May 15, 2023) (Adjourned to June 19, 2023) (Adjourned to July 17, 2023) (Uncoordinated review: July 17, 2023) (Public Hearing closed: July 17, 2023)

Present: Mike Gillespie – Engineer, Gillespie Engineering
Steve Bertero – Applicant

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

Mr. Peratikos: **Motion to declare this application an uncoordinated review.**
Mr. Freno: Second the Motion.
Vote: All present voted Aye.

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

PUBLIC HEARING:

23-3470 (Site Plan) and 23-4107 (Special Use Permit) Verizon Wireless

Communications Facility – Diddell Road: The Town of Wappinger Planning Board will conduct a Public Hearing on a Site Plan application and Special Use Permit application. The applicant is proposing to install 124 foot height monopole and operate a wireless service facility in an R-40/80 and R-3A Zoning Districts. The property is located off **Diddell Road** and is identified as **Tax Grid No.: 6359-01-480600** in the Town of Wappinger. (Public Hearing opened and adjourned: to September 6, 2023)

Present: Scott Olson – Attorney, Young & Sommer

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

PUBLIC COMMENTS:

Jose Seco
7-12 Cartwheel Lane
Wappingers Falls, NY 12590

Jessica & Timothy Toulan
87 Diddell Road
Wappingers Falls, NY 12590

Leonard & Len Parlenis
26 Laurel Park Road
Wappingers Falls, NY 12590

Mr. Freno: **Motion to adjourn the Public Hearing to**
September 6, 2023.
Mr. Peratikos: Second the Motion.
Vote: All present voted Aye.

23-3477 (Site Plan) and 23-4109 (Special Use Permit) Verizon Wireless – Kent Road Small Wireless Facility: The Town of Wappinger Planning Board will conduct

Road Small Wireless Facility: The Town of Wappinger Planning Board will conduct a Public Hearing on a Site Plan application and Special Use Permit application. The applicant is proposing to install a 50 foot (Class 2) wooden utility pole with one (1) antenna, equipment and utilities in an R20 Zoning District. The property is located at the corner of **Kent Road and Baldwin Drive** and is identified as **Tax Grid No.: 6157-01353724** in the Town of Wappinger. (Public Hearing opened and adjourned: to September 6, 2023) (Young / Sommer)

Present: Scott Olson – Attorney, Young & Sommer

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

PUBLIC COMMENTS:

Juan & Madelina Acosta
2 Baldwin Drive
Wappingers Falls, NY 12590

Robin Licari
15 Red Hawk Hollow Road
Wappingers Falls, NY 12590

Mr. Peratikos:	Motion to adjourn the Public Hearing to September 6, 2023.
Mr. Freno:	Second the Motion.
Vote:	All present voted Aye.

23-3478 (Site Plan) and 23-4110 (Special Use Permit) Verizon Wireless – Spook Hill Park Small Wireless Facility: The Town of Wappinger Planning Board will

Hill Park Small Wireless Facility: The Town of Wappinger Planning Board will conduct a Public Hearing on a Site Plan application and Special Use Permit application. The applicant is proposing to install a 50 foot (Class 2) wooden utility pole with one (1) antenna, equipment and utilities in an R20 Zoning District. The property is located at the corner of **Nancy Aleen Drive and Spook Hill Road** and is identified as **Tax Grid No.: 6157-01353724** in the Town of Wappinger. (Public Hearing opened and adjourned: to September 6, 2023) (Young / Sommer)

Present: Scott Olson – Attorney, Young & Sommer

Motion to open the Public Hearing.

Second the Motion.

All present voted Aye.

PUBLIC COMMENTS:

Delia Engstrom
21 Spook Hill Road
Wappingers Falls, NY 12590

Victor Margiotta, Jr.
5 Mina Drive
Wappingers Falls, NY 12590

Debra Wagman
31 Spook Hill Road
Wappingers Falls, NY 12590

Motion to adjourn the Public Hearing to September 6, 2023.

Second the Motion.

All present voted Aye.

DISCUSSION:

23-3476 (Site Plan) and 23-4108 (Special Use Permit) – Chelsea Ridge Wastewater Treatment Plant – Amended Site Plan: To vote on an Amended Site Plan and Special Use Permit application. The applicant is proposing to install additional tankage and equipment on an existing wastewater treatment plant on 47.95 acres in an RMF5 Zoning District. The property is located at **85 Popula Boulevard** and is identified as **Tax Grid No.: 6056-01-468615** in the Town of Wappinger. (Delaware) (Public Hearing opened and closed: July 5, 2023) (Resolution approved: July 17, 2023)

Present: Tad Johnston – Engineer, Delaware Engineering

Motion to approve the resolution as written.

Second the Motion.

All present voted Aye.

23-3482 (Site Plan) and 23-4111 (Special Use Permit) – Obercreek Farm Brewery & Tasting Room Site Plan: To discuss a Site Plan and Special Use Permit (Section 240-55) application. The applicant is proposing the construction of a brewery (5,000 sf), tasting room (4,500 sf) and farm stand (1,250 sf.) on 20.04 acres in an R-80 Zoning District. The property is located **81 New Hamburg Road** and is identified as **Tax Grid No.: 6057-02-847758** in the Town of Wappinger. (LaBella)

Present: Kyle Ahern – Engineer, LaBella Engineering
Alex Reese – Applicant
Bill Shaw – Managing Partner

Applicant to submit full site plan application.

Conceptual Review:

23-3483 – The Flow Kingdom Ministries Church / Assembly: To discuss a Conceptual Review application. The applicant is proposing to operate a church / assembly in an HB Zoning District on 5.02 acres. The property is located at **1070-1072 Route 9** and is identified as **Tax Grid No.: 6156-02-800910** in the Town of Wappinger. (Paggi)

Present: Christian Paggi – Engineer, Paggi Engineering

Applicant to submit amended site plan application.

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

Respectfully Submitted,

Adjourned: 9:06 pm

Bea Ogunti
Secretary
Planning Board / Zoning Board of Appeals