

MINUTES

Summarized Minutes

SUMMARY

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

Others Present:

| | |
|---------------|--------------------------|
| Mr. Horan | Planning Board Attorney |
| Mr. Simpson | Town Planner |
| Mr. Moore for | Planning Board Engineer |
| Mrs. Roberti | Zoning Administrator |
| Mrs. Ogunti | Planning Board Secretary |

Public Hearing:

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|---------------------------------------|-------------------------------|
| Obercreek Farm Brewery & Tasting Room | Adjourned to November 6, 2023 |
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Discussion:

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| Adams of Wappinger, LLC Remodel | Resolution approved as amended |
| 33 Middlebush Road Site Plan & Lot Consolidation | Public Hearing - November 20, 2023 |
| U-Haul Stage Door Road Site Plan | Resubmit |
| U-Haul Stage Door Lot Consolidation | Resubmit |
| Licari Subdivision | Uncoordinated Review Public Hearing on November 6, 2023 |

Conceptual Review:

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|------------------------------------|-----------------------------------|
| Old State Road (561-563) Warehouse | Submit full Site Plan application |
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Mr. Peratikos: **Motion to accept the Minutes from September 6, 2023.**

Mr. Freno: Second the Motion.

Vote: All present voted Aye.

Video of the October 2, 2023 Planning Board Meeting:

<https://www.youtube.com/watch?v=jKBhRIPlp9g&list=PLcCig2q5NIqIET7dXiSaUzTtSP1wGpkSI&index=77>

Public Hearing:

23-3482 (Site Plan) and 23-4111 (Special Use Permit) – Obercreek Farm Brewery & Tasting Room Site Plan: The Town of Wappinger Planning Board will conduct a Public Hearing on a Site Plan application 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 at **81 New Hamburg Road** and is identified as **Tax Grid No.: 6057-02-847758** in the Town of Wappinger. (LaBella) (Lead Agency: October 4, 2023)

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

Ms. Versaci: **Motion to open the Public Hearing.**

Mr. Freno: Second the Motion.

Vote: All present voted Aye.

PUBLIC COMMENTS:

John Detweiler
6 Hamilton Road
Wappingers Falls, NY12590

Jean Van Tassel
4 Hamilton Road
Wappingers Falls, NY 12590

Marcy Wagman
50 Old Troy Road
Wappingers Falls, NY 12590

Jason Head
10 Hamilton
Wappingers Falls, NY 12590

Jason Dennany
62 Marlorville Road
Wappingers Falls, NY 12590

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

Discussion:

23-3479 – Adams of Wappinger, LLC Remodel: To vote on an amended Site Plan application. The applicant is proposing remodeling of the existing Adams Fairacre Farms Store to include additional parking, relocation of fire hydrant, extending sidewalk and reconfiguring selected departments to enhance customer traffic floor in an HB Zoning District. The property is located at **160 Old Post Road** and is identified as **Tax Grid No.: 6157-04-647343** in the Town of Wappinger. (Betcher) (Public Hearing waived: September 6, 2023)

Present: Steve Betcher – Adams Representative

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

23-5227 – Farrell Subdivision: To discuss a Subdivision application. The applicant is proposing a 2-lot residential subdivision for an existing residential parcel which includes an existing residence and detached garage on 11.0 acres in an R-40 Zoning District. The property is located at **403 All Angels Hill Road** and is identified as **Tax Grid No.: 6357-03-045215** in the Town of Wappinger. (Day & Stokosa)

Present: Mark Day – Engineer, Day & Stokosa

Applicant to resubmit

22-3454 - 33 Middlebush Road (Site Plan) and 19-5201 (Lot Line Consolidation):

To discuss a site plan application to convert the existing building for contractor storage and combining both lots dissolving the property line between the parcels by creating one lot. A Use Variance was granted on August 22, 2017 by the Zoning Board of Appeals for contractor storage on 1.75 acres in an R20/40 Zoning District. The property is located at **33 Middlebush Road** and is identified as **Tax Grid Nos.: 6157-01-414840 (0.88) and 6157-01-396837 (0.87)** in the Town of Wappinger. (Use Variance granted: August 22, 2017) (Wojciekofsky) (Variances granted: August 22, 2023)

Present: Troy Wojciekofsky – Engineer, Wojciekofsky Engineering

Ms. Versaci: Motion to set the Public Hearing for November 20, 2023.

Mr. Freno: Second the Motion.

Vote: All present voted Aye.

23-3466 – (Site Plan) and 23-4112 (Special Use Permit) U-Haul Stage Door Road:

To discuss a Site Plan and Special Use Permit 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) (Lead Agency: August 7, 2023)

Present: Bill Povall – Engineer, Povall Engineering

Applicant to resubmit

23-5226 – U-Haul Stage Door Road Lot Consolidation: To discuss a Lot Consolidation application. The applicant is proposing to consolidate four (4) lots for the development of a new U-Haul facility 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) (Lead Agency: August 7, 2023)

Present: Bill Povall – Engineer, Povall Engineering

Applicant to resubmit

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)

Present: Kiel Lawrence – Applicant

Mr. Peratikos: **Motion to treat as an uncoordinated review.**

Ms. Versaci: Second the Motion.

Vote: All present voted Aye.

Mr. Peratikos: **Motion to set a Public Hearing for November 6, 2023.**

Mr. Freno: Second the Motion.

Vote: All present voted Aye.

Conceptual Review:

23-3487 – Old State Road (561-563) Warehouse: To discuss a Conceptual Review application. The applicant is proposing to construct a 115' L x 50' W prefab metal building a total of 5,750 sf., on 1.778 acres in an HB Zoning District. The property is located at **561-563 Old State Road** and is identified as **Tax Grid No.: 6157-02-580777** in the Town of Wappinger. (Day & Stokosa)

Present: Mark Day – Engineer, Day & Stokosa

Applicant to submit full site plan application.

Mr. Peratikos: **Motion to adjourn.**

Ms. Versaci: Second the Motion.

Vote: All present voted Aye.

Respectfully Submitted,

Adjourned: 9:06 pm

Bea Ogunti
Secretary
Planning Board