

**Town of Wappinger
Planning Board
November 20, 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	Absent
	Mr. Freno	Member	Present
	Mr. Maselli	Member	Present
	Mr. Peratikos	Member	Present
	Mr. Versaci:	Member	Present

Others Present:

Mr. Horan	Planning Board Attorney
Mr. Desai for	Town Engineer
Mr. Bodendorf	Planning Board Engineer
Mrs. Roberti	Zoning Administrator
Mrs. Ogunti	Secretary

SUMMARY

Public Hearing:

33 Middlebush Road Site Plan & Lot Line Consolidation	Public Hearing closed Planner authorized to prepare Resolution
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Discussion:

Licari Subdivision	Resolution approved as amended
Obercreek Farm Brewery & Tasting Room	Resolution approved as written
CubeSmart Outside Storage of Recreational Vehicles	Public Hearing waived Planner authorized to prepare Resolution
Torregrossa Subdivision	Planner authorized to prepare Resolution

Video of the November 20, 2023 Planning Board Meeting:

<https://www.youtube.com/watch?v=kQ9Nk2OTddg&list=PLcCjg2q5NIqIET7dXiSaUzTtSP1wGpkSI&index=81>

Mr. Peratikos:	Motion to accept the Minutes from November 20, 2023.
Mr. Freno:	Second the Motion.
Vote:	All present voted Aye.

PLEASE NOTE: Mr. Ceru left at 7:10pm and was not present for any remaining votes.

Public Hearing:

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

The Town of Wappinger Planning Board will conduct a Public Hearing on 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) (Public Hearing closed: November 20, 2023)

Present:	Troy Wojciekofsky – Applicant
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Mr. Maselli:	Motion to open the Public Hearing.
Ms. Versaci:	Second the Motion.
Vote:	All present voted Aye.

PUBLIC COMMENTS:

Donna Chicico
25 Middlebush Road
Wappingers Falls, NY 12590

Gerald Webb
23 Pleasant Lane
Wappingers Falls, NY 12590

William Bostwick
24 Middlebush Road
Wappingers Falls, NY 12590

Motion to close the Public Hearing.

Second the Motion.

All present voted Aye.

Motion to authorize the Town Planner to prepare a Resolution for December 4, 2023 meeting.

Second the Motion.

All present voted Aye.

Motion to allow applicant to obtain Demolition Permit and allow for tree felling.

Second the Motion.

All present voted Aye.

Discussion:

22-5220 Licari Subdivision: To vote on 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) (Public Hearing opened and closed: November 6, 2023) (Approved: November 20, 2023)

Present:

Charles May – Engineer, Charles P. May & Associates
Kiel Lawrence – Applicant

Motion to approve the Resolution as amended

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 vote 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) (Public Hearing closed: November 6, 2023)

Present:

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

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

23-3488 – CubeSmart Outside Storage of Recreational Vehicles – Amended Site Plan: To discuss an amended site plan application. The applicant is proposing to add outside storage for recreational vehicles to an existing self-storage site on 30.81 acres in a COP Zoning District. The property is located at **169 Myers Corners Road** and is identified as **Tax Grid No.: 6258-03-278358** in the Town of Wappinger. (Day & Stokosa) (Public Hearing waived: November 20, 2023)

Present: Mark Day – Engineer, Day & Stokosa

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

Mr. Peratikos: Motion to authorize the Town Planner to prepare the Resolution for December 4, 2023.
Ms. Versaci: Second the Motion.
Vote: All present voted Aye.

22-5222 Torregrossa 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) (Lead Agency: January 24, 2023) (Public Hearing opened & closed: March 6, 2023) (62-day clock waived)

Present: Mark Day – Engineer, Day & Stokosa

Mr. Maselli: Motion to authorize the Town Planner to prepare a Resolution for December 4, 2023.
Ms. Versaci: Second the Motion.
Vote: All present voted Aye.

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

Respectfully Submitted,

Adjourned: 8:15 pm

Bea Ogunti
Secretary
Zoning Board of Appeals