

**Town of Wappinger
Planning Board
December 2, 2024
Time: 7:00PM**

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

Summarized Minutes

<u>Members:</u>	Mr. Flower	Chairman	Present
	Mr. Barth	Member	Absent
	Mr. Freno	Member	Present
	Mr. Glorioso	Member	Present
	Mr. Meehan	Member	Present
	Mr. Peratikos	Member	Present
	Mr. Truss	Member	Present

Others Present:

Mr. Barnett	Planning Board Attorney
Mr. Simpson	Town Planner
Mr. Paggi	Planning Board Engineer
Mrs. Roberti	Zoning Administrator
Mrs. Ogunti	Secretary

SUMMARY

Discussion:

Acadia Place	Resubmit with Tri-Municipal sewage approval
Chelsea Farm Subdivision	Planner authorized to amend resolution for January 6, 2025 meeting

Extension:

Licari Subdivision	Two (2) 90-days extension granted
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Miscellaneous:

787 Sgt. Palmateer Way	Planning Board has no objection
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Video of the December 2, 2024 Planning Board Meeting:

<https://www.youtube.com/watch?v=SD726Nzq1To>

Mr. Peratikos: Motion to accept the Minutes from the November 4, 2024 meeting.
Mr. Freno: Second the Motion.
Vote: All present voted Aye.

Discussion:

24-5233 (Subdivision), 24-3503 (Site Plan) and (Special Use Permit) – Acadia Place: To discuss a Subdivision, Site Plan and Special Use application. The applicant is proposing the construction of 12 single-family homes and 66 multi-family homes on a total of 89.55 acres in an R-40 Zoning District. The property is located at **Cedar Hill Road and Old Hopewell Road** and is identified as **Tax Grid No.: 6257-03-430260** in the Town of Wappinger. (Cedar Hill, LLC)

Present: Amy Bombadieri – Applicant’s Engineer
Applicant to submit written sewage approval from Tri-Municipal.

10-5155 – Chelsea Farm Subdivision: To discuss a proposed amendment to the Resolution of Final Subdivision Plat and Wetlands Permit Approval dated February 1, 2016 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: George Lithco – Applicant’s attorney
Daniel Koehler – Applicant's Engineer

Mr. Peratikos: Motion to authorize Town Planner to amend the resolution for the January 6, 2025 meeting.
Mr. Truss: Second the Motion.
Vote: All present voted Aye.

Extension:

22-5220 Licari Subdivision: Seeking their third 90-days extension 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 applicant is seeking this extension to allow them time to work with the Board of Health for use of septic systems. If granted, this extension would begin retroactively from November 17, 2024 through February 16, 2025. 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)

Mr. Peratikos: **Motion to grant the applicant their fourth of two 90-days extension.**
Mr. Freno: Second the Motion.
Vote: All present voted Aye

Miscellaneous:

787 Sgt. Palmateer Way:

Project for 787 Sgt. Palmateer Way which is primarily in the Village of Wappinger and has the same parking space in the Town of Wappinger. The Village of Wappinger would like written comments from the Planning Board regarding this project.

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

Respectfully Submitted,

Adjourned: 7:37 pm

Bea Ogunti
Secretary
Zoning Board of Appeals