

MINUTES

**Town of Wappinger
Planning Board
March 3, 2025
Time: 7:00PM**

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

Members:

Mr. Flower	Chairman	Present
Mr. Barth	Member	Present
Mr. Freno	Member	Present
Mr. Glorioso	Member	Absent
Mr. Meehan	Member	Present
Mr. Peratikos	Member	Present
Mr. Truss	Member	Present
Mr. Barnett	Planning Board Attorney	
Mr. Paggi	Planning Board Engineer	
Mr. Andrews	Planning Board Conflict Engineer	
Mr. Simpson	Town Planner	
Mrs. Roberti	Zoning Administrator	
Mrs. Ogunti	Secretary	

SUMMARY

Discussion:

Iglesia Cristiana El Sembrador	Resubmit with Health Department approval
Bottini Fuel (Wappinger Airport Drive, LLC)	Public Hearing on April 7, 2025
Acadia	Resubmit

Extension:

Kimmel Subdivision	Extension granted
Riverview Land Company, LLC	Extension granted

Mr. Peratikos: **Motion to accept the Minutes from February 3, 2025**
Mr. Freno: Second the Motion.
Vote: All present voted Aye.

Video of the March 3, 2025 Planning Board Meeting:

Part 1

https://www.youtube.com/watch?v=cyJg_o2qy-c

Part 2

https://www.youtube.com/watch?v=jcupa_JbZWA

Discussion:

24-3494 – Iglesia Cristiana El Sembrador Addition – Amended Site Plan:

To discuss an amended site plan application. The applicant is proposing to construct four additional meeting rooms in their existing 2-story church to include classrooms, 2 bathrooms, office and storage on 1.3 acres in an HM Zoning District. The property is located at **2368 Route 9D** and is identified as **Tax Grid No.: 6157-01-083615** in the Town of Wappinger. (DeFonseca)

Present: Carlos DeFonseca – Applicant’s Architect
Eddy DelaHoz – Applicant

Applicant to resubmit with Health Department approval for the septic.

25-3504 – Bottini Fuel (Wappinger Airport Drive, LLC) – Amended Site Plan: To discuss an amended site plan application. The applicant is proposing to install an asphalt storage pad and associated site improvements on 33.44 in an AI Zoning District. The property is located at **26 Don Bosco Boulevard** and is identified as **Tax Grid No.: 6259-04-647405** in the Town of Wappinger. (Cuddy & Feder)

Present: Taylor Palmer – Applicant’s Attorney
Rich Williams – Applicant’s Engineer

Mr. Peratikos: **Motion to proceed as an uncoordinated review.**
Mr. Freno: Second the Motion.
Vote: All present voted Aye.

Mr. Freno: **Motion to set a Public Hearing for April 7, 2025.**
Mr. Truss: Second the Motion.
Vote: All present voted Aye.

Mr. Barth: **Motion to go into Executive Session for attorney/client session.**

Mr. Peratikos: Second the Motion.

Vote: All present voted Aye except Mr. Meehan.

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

Mr. Freno: Second the Motion.

Vote: All present voted Aye except Mr. Meehan.

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 Bombardieri – Applicant's Engineer
Ken Stenger – Applicant's Attorney

Applicant to resubmit

Extension:

18-5192 – Kimmel Subdivision: Seeking two 90-days extension on a Subdivision application to subdivide and create four (4) lots and an additional one (1) lot for a total of five (5) lots on 13.6 acres in an R40 Zoning District. This extension is being requested to allow time to finalize the easement agreement with our attorney. If granted, this extension will begin March 1, 2025 through August 30, 2025. The property is located at **325 Pine Ridge Drive** and is identified as **Tax Grid Nos. 6257-04-624259 (1.3), 6257-04-608305 (8.0) and 6257-04-647304 (4.3)** in the Town of Wappinger (Hudson Land Design) (Lead Agency: June 20, 2022) (Public Hearing: August 1, 2022) (Adjourned to September 19, 2022) (Adjourned to October 17, 2022) (Adjourned to November 7, 2022) (Public Hearing closed: November 7, 2022) (Approved: September 7, 2023)

Mr. Freno: **Motion to grant the applicant an extension beginning March 1, 2025 through August 30, 2025.**

Mr. Peratikos: Second the Motion.

Vote: All present voted Aye.

18-3390 Riverview Land Company, LLC (Amended Site Plan): Seeking their fourth one year extension on an Amended Site Plan application and Special Use Permit for the construction of two new structures totaling 54,263 sf. that will replace an existing 42,381 sf. building on 6.5 acres in a GB Zoning District. The applicant is requesting this extension as they are still trying to claw back from the Pandemic Days. If granted, this extension would begin March 15, 2025 through March 14, 2026. The property is located at **157 River Road North** and is identified as **Tax Grid No. 6056-01-174862** in the Town of Wappinger. (Day & Stokosa) (Resolution approved on March 18, 2019)

Mr. Barth: Motion to grant the applicant an extension beginning March 15, 2025 through March 14, 2026.

Mr. Truss: Second the Motion.

Vote: All present voted Aye.

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

Mr. Freno: Second the Motion.

Vote: All present voted Aye.

Respectfully Submitted,

Adjourned: 9:33 pm

Bea Ogunti

Secretary

Planning Board & Zoning Board of Appeals