

## MINUTES

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

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

### Summarized Minutes

<b><u>Members:</u></b>	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
<b><u>Others Present:</u></b>	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	

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## SUMMARY

### Public Hearing:

Bottini Fuel	Driveway permit waived Planner authorized to draft a resolution
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### Discussion:

Mountainview Ranch	Resubmit
Acadia	Letter of Appropriateness to be sent to Town Board

### Architectural Review:

Acala Tattoo Collective Signage	Signage approved
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**Mr. Peratikos:** Motion to accept the Minutes from March 17, 2025.  
**Mr. Freno:** Second the Motion.  
**Vote:** All present voted Aye.

**Video of the April 7, 2025 Planning Board Meeting:**

<https://www.youtube.com/watch?v=GUR4hZDxhKE>

**Public Hearing:**

**25-3504 – Bottini Fuel (Wappinger Airport Drive, LLC) – Amended Site Plan:** The Town of Wappinger Planning Board will conduct a Public Hearing on an amended site plan application. The applicant is proposing to install an asphalt storage pad and associated site improvements on a 33.44+/-acre parcel 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, Cuddy & Feder  
Rich Williams – Site Engineer

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

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

**Mr. Peratikos:** Motion to waive the three percent (3%) driveway requirement.  
**Mr. Freno:** Second the Motion.  
**Vote:** All present voted Aye.

**Mr. Peratikos:** Motion to authorize the Planner to draft the resolution and to work with the consultants regarding any outstanding conditions.  
**Mr. Freno:** Second the Motion.  
**Vote:** All present voted Aye.

**24-5235 – Mountainview Ranch Lot Line Re-alignment:** To discuss a Lot Line Re-alignment. The applicant is proposing to reconfigure the lot lines between four (4) lots from a subdivision in the 1980s in an R-3A Zoning District. The properties are located as follows: **90 Smith Crossing Road and 50 Ostuni Way** and they are identified as **Tax Grid Nos.: 6359-01-134683 (59.63 acres), 6359-01-050625 (16.16 acres), 6359-01-182562 (30.39 acres), 6359-01-119522 (17.29 acres)** in the Town of Wappinger. (Ostuni)

Present: John Ostuni – Applicant

Resubmit

**24-5233 (Subdivision), 24-3503 (Site Plan) and (Special Use Permit) – Acadia Place:** To discuss a draft Letter of Appropriateness. 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: Ken Stenger – Applicant's Attorney  
Amy Bombardieri – Applicant's Engineer

**Mr. Peratikos: Motion to authorize the secretary to send the Letter of Appropriateness to the Town Board.**

Mr. Freno: Second the Motion.

Vote: All present voted Aye.

### **Architectural Review:**

**25-3512 – Acala Tattoo Collective Signage:** To discuss an Architectural Review application. The applicant is proposing to install a 10' x 3' 3/4" hand painted MDO wooden sign in an NB Zoning District. The property is located at **2 Chelsea Ridge Mall** and is identified as **Tax Grid No.: 6056-02-635539** in the Town of Wappinger. (Faulk)

Present: Brian Faulk – Applicant

**Mr. Peratikos: Motion to approve as presented.**

Mr. Truss: Second the Motion.

Vote: All present voted Aye.

**Mr. Freno:**  
Mr. Peratikos:  
Vote:

**Motion to adjourn.**  
Second the Motion.  
All present voted Aye.

Adjourned: 8:11pm

Respectfully Submitted,  
Bea Ogunti  
Secretary  
Planning Board & Zoning Board of Appeals