

**Town of Wappinger  
Planning Board  
June 7, 2021  
Time: 7:00PM**

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

Summarized Minutes

<b><u>Members:</u></b>	Mr. Flower	Chairman	Present
	Mr. Ceru	Member	Present
	Mr. Freno	Member	Present
	Ms. Versaci	Member	Present
	Mr. Marinaccio	Member	Present
	Mr. Maselli	Member	Present
	Mr. Peratikos	Member	Present

**Others Present:**

Mr. Ackermann	Planning Board Attorney
Mr. Wood	Conflict Legal Counsel
Mr. Setaro	Planning Board Engineer
Mr. Simpson	Town Planner
Mrs. Roberti	Zoning Administrator
Mrs. Ogunti	Secretary

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**SUMMARY**

**Adjourned Public Hearing:**

Smith 3-Lot Subdivision

Adjourned to June 21, 2021

**Discussion:**

Hudson Valley Lighting  
Downey Energy Liquid Propane  
Lawrence Farms Conversion of  
Office Building into Apartments  
Gasland Petroleum Rte. 9D  
Hughsonville  
Popeye's Wappingers Falls  
Chicken, LLC  
Myers Run, LLC Subdivision  
Colon Hydrotherapy Kent Road

Resolution approved  
Negative Declaration entertained and denied  
Town Planner authorized to prepare Resolution

Resubmit for July 7, 2021

Public Hearing on July 7, 2021  
Motion to circulate for Lead Agency  
Resubmit  
Applicant withdrew application

**Conceptual Review:**

Burke – 365 Route 82

Submit full site plan application

**Extension:**

Wappingers Farm Estates  
Subdivision

Two 90-day Extensions granted

**Mr. Freno:** Motion to accept the Minutes from May 17, 2021.  
**Mr. Marinaccio:** Second the Motion.  
**Vote:** All present voted Aye.

**Video of the June 7, 2021 Planning Board Meeting:**

<https://www.youtube.com/watch?v=79y7BcAHrgk>

**Adjourned Public Hearing:**

**20-5211 Smith 3-Lot Subdivision:** The Town of Wappinger Planning Board will conduct an adjourned public hearing on a 3-Lot Subdivision application on 3.98 acres in an R-20 Zoning District. The applicant is proposing to subdivide the existing lot that consists of a residential house with a carriage house and garage into 3 residential lots. The property is located at **3 Losee Road** and is identified as **Tax Grid No. 6157-02-899515** in the Town of Wappinger. (Paggi) (Public Hearing opened: February 1, 2021)

**Mr. Peratikos:** Motion to adjourn the Public Hearing to  
**June 21, 2021.**  
**Mr. Marinaccio:** Second the Motion.  
**Vote:** All present voted Aye.

**Discussion:**

**20-3426 Hudson Valley Lighting (Amended Site Plan):** To vote on a Resolution on an amended Site Plan Application for the construction of a 142,500 square foot addition to an existing 244,393 square foot building on 67.00 acres in an AI Zoning District. The property is located at **151 Airport Drive** and is identified as **Tax Grid No.: 6259-02-841673** in the Town of Wappinger. (Day & Stokosa) (Lead Agency: January 27, 2021) (Negative Declaration: March 1, 2021) (Restoration Bond: March 1, 2021) (June 7, 2021: Resolution approved)

**Present:** Amy Bombardieri – Engineer

**Mr. Marinaccio:** Motion to approve the Resolution as written.  
**Mr. Peratikos:** Second the Motion.  
**Roll Call Vote:**

Mr. Freno	AYE
Ms. Versaci	AYE
Mr. Ceru	AYE
Mr. Maselli	AYE
Mr. Marinaccio	AYE
Mr. Peratikos	AYE
Mr. Flower	AYE

**20-3425 (Site Plan) / 20-4088 (SUP) Downey Energy Liquid Propane Storage:**

To vote on a Negative Declaration on a Site Plan application and Special Use Permit for a proposed liquid propane bulk storage facility on 5.4 acres in an HB Zoning District. The property is located at **199 Old Route 9** and is identified as **Tax Grid No.: 6156-02-763656** in the Town of Wappinger. (Cappelli) (Lead Agency: March 30, 2020) (Public Hearing closed: April 19, 2021)

Present: Al Cappelli – Architect

**Mr. Marinaccio:** **Motion approve the Negative Declaration as drafted by the Town Planner.**

Mr. Peratikos: Second the Motion.

Roll Call Vote:	Mr. Freno	NO
	Ms. Versaci	ABSTEEN
	Mr. Ceru	NO
	Mr. Maselli	NO
	Mr. Marinaccio	NO
	Mr. Peratikos	NO
	Mr. Flower	NO

**21-3438 Lawrence Farms Conversion of Office Building into Apartments:** To discuss a Site Plan application to convert an existing 2,304 sf. office and storage building into four 1-bedroom apartments on 9.91 acres in an HB Zoning District. The property is located at **1083 Route 9** and is identified as **Tax Grid No.: 6156-02-710924** in the Town of Wappinger. (Pilon)

Present: Paul Pilon – Architect

**Mr. Marinaccio:** **Motion to waive the existing 13 parking spaces for a proposed 15 parking spaces.**

Mr. Peratikos: Second the Motion.

Roll Call Vote:	Mr. Freno	YES
	Ms. Versaci	YES
	Mr. Ceru	YES
	Mr. Maselli	YES
	Mr. Marinaccio	YES
	Mr. Peratikos	YES
	Mr. Flower	YES

**Mr. Freno:** **Motion to authorize the Town Planner to prepare the Resolution for June 21, 2021.**

Mr. Marinaccio: Second the Motion.

Roll Call Vote:

Mr. Freno	YES
Ms. Versaci	YES
Mr. Ceru	YES
Mr. Maselli	YES
Mr. Marinaccio	YES
Mr. Peratikos	YES
Mr. Flower	YES

**20-3424 (Site Plan), 20-5205 (Lot Line Consolidation), and 20-4087 (Special Use Permit) Gasland Petroleum Route 9D - Hughsonville:** To discuss an application for an amended Site Plan, two Special Use Permits, and a Lot Line Consolidation to include the corner lot. The applicant is proposing to consolidate 5 tax parcels and to develop a gasoline filling station (4 pumps with 8 fueling stations), a 3,800 square foot convenience store, with 4 one-bedroom apartments located above in a single 7,860 square foot building, and 32 parking spaces, on 1.8 acres in a HM Zoning District. The property is located at **123-125 New Hamburg Road, 2357 Route 9D, 2361-2365 Route 9D** and is identified as **Tax Grid Nos. 6157-01-048643 (0.21 acres), 057642 (0.20 acres), 057654 (0.69 acres), 059643 (0.14 acres) & 040637 (0.55 acres)** in the Town of Wappinger. (Chazen) (Lead Agency: October 7, 2020) (Public Hearing October 5, 2020; adjourned to November 2, 2020, adjourned to December 7, 2020, adjourned to February 1, 2021, Discussion only: March 15, 2021, Public Hearing adjourned to May 3, 2021) (Public Hearing closed May 3, 2021) (Amended Lead Agency: March 26, 2021)

Present:

Nick Ward-Willis – Keane & Beane  
 Chris Lapine – Chazen Companies  
 Keith Scofield – Liscum, McCormack, VanVoorhis  
 Dr. Philip Grealy – Traffic Consultant  
 Mitch Nesheiwat – Applicant  
 Zeidan Nesheiwat – Applicant

On for the June 21, 2021 agenda.

**Mr. Peratikos:** **Motion to authorize our Traffic Consultant to write a letter regarding the removal of the 4-6:00pm “no left turn” traffic restriction.**

Mr. Ceru: Second the Motion.

Roll Call Vote:

Mr. Freno	YES
Ms. Versaci	YES
Mr. Ceru	YES
Mr. Maselli	YES
Mr. Marinaccio	YES
Mr. Peratikos	YES
Mr. Flower	YES

**20-3433 Popeye's Wappingers Falls Chicken, LLC – Amended Site Plan:** To discuss an Amended Site Plan application to convert an existing 2,700 square foot restaurant into the latest proto-type Popeye's Chicken on 12.98 acres in a SC Zoning District. The property is located at **1488-1506 Route 9** and is identified as **Tax Grid No.: 6157-02-653974** in the Town of Wappinger. (Chazen)

Present:                                      Nick Ward-Willis – Keane & Beane  
Chris Lapine – Chazen Companies

**Mr. Peratikos:**                              **Motion to schedule a Public Hearing for July 7, 2021.**  
**Mr. Freno:**                                      Second the Motion.  
**Vote:**    All present voted Aye.

**21-5212 Myers Run, LLC Subdivision:** To discuss a Subdivision application. The applicant is proposing a 12-lot single family subdivision on two existing undeveloped lots totaling 22.9 acres in an R40 Zoning District. The property is located on **Myers Corners Road** and is identified as **Tax Grid No.: 6258-04-976478 (15 acres) & 6258-04-032492 (7.9 acres)** in the Town of Wappinger. (Berger)

Present:                                      Kevin Lund – Applicant  
  
Resubmit

**Mr. Marinaccio:**                              **Motion to authorize Town Planner to prepare Lead Agency.**  
**Mr. Peratikos:**                                      Second the Motion.  
**Vote:**    All present voted Aye.

**21-4091 Colon Hydrotherapy Kent Road:** To discuss a Special Use Permit application. The applicant is proposing to conduct a colon hydrotherapy business in her home on 0.59 acres in an R20 Zoning District. The property is located on **58 Kent Road** and is identified as **Tax Grid No.: 6258-03-461023** in the Town of Wappinger. (Laroque)

Present:                                      Marie Laroque – Applicant  
  
Applicant requested withdrawal of application

**Conceptual Review:**

**21-3440 Burke – 365 Route 82:** To discuss a Conceptual Review application for the conversion of an existing first floor commercial space to a single bedroom apartment and commercial space on 0.33 acres in an HM Zoning District. The property is located at **365 Route 82** and is identified as **Tax Grid No.: 6357-03-238025** in the Town of Wappinger. (Burke)

Present: Brian Burke – Applicant

Applicant to submit full Site Plan application.

**Extension:**

**18-5194 Wappingers Farm Estates Subdivision:** Seeking two 90-day extensions on a subdivision application for the construction of 11 single family residents on 61.00 acres in an R40/80 Zoning District. This extension is being requested to allow time for Health Department approval. If granted, this extension will begin retroactively from January 20, 2021 through July 29, 2021. The property is located at **105 Robinson Lane** and is identified as **Tax Grid No. 6459-03-110235** in the Town of Wappinger (Day) (Lead Agency August 14, 2018) (PH closed November 4, 2019) (Resolution approved: July 20, 2020)

**Mr. Ceru:**

Mr. Marinaccio:

Roll Call Vote:

**Motion to grant the applicant two 90-day Extensions.**

Second the Motion.

Mr. Freno	YES
Ms. Versaci	YES
Mr. Ceru	YES
Mr. Maselli	YES
Mr. Marinaccio	YES
Mr. Peratikos	YES
Mr. Flower	YES

**Mr. Freno:**

Mr. Peratikos:

Roll Call Vote:

**Motion to Adjourn.**

Second the Motion.

All present voted Aye.

Respectfully Submitted,

Adjourned: 8:44 PM

Bea Ogunti  
Secretary  
Zoning Board of Appeals