

**Town of Wappinger
Planning Board
August 2, 2021
Time: 7:00PM**

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

Summarized Minutes

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

Others Present:

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

SUMMARY

Discussion:

Sabia Lot Line Re-alignment	Resolution approved
Price Ground Mounted 6 Solar Panel addition	Resubmit
Back2Health Yoga	Public Hearing on September 20, 2021 Planner authorized to prepare resolution
Smith 3-Lot Subdivision	Planner authorized to prepare resolution
Myers Run, LLC Subdivision	Public Hearing on September 8, 2021
Obercreek Lot Line Re-alignment	Public Hearing waived Planner authorized to prepare resolution
Downey Energy Liquid Propane Storage	Planning Board to retain independent Engineer

Conceptual Review:

BJs Wholesale Club Self-Service Fueling Station	Resubmit
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Mr. Peratikos: Motion to accept the Minutes from July 19, 2021.
Mr. Marinaccio: Second the Motion.
Vote: All present voted Aye.

Video of the August 2, 2021 Planning Board Meeting:

Part One:

<https://www.youtube.com/watch?v=mREEOPU4nU4&list=PLcCjg2q5NIglET7dXiSaUzTtSP1wGpkSI&index=31>

Part Two:

https://www.youtube.com/watch?v=n_seua5fo7M&list=PLcCjg2q5NIglET7dXiSaUzTtSP1wGpkSI&index=32

Discussion:

21-5214 Sabia Lot Line Re-alignment: To vote on a lot line re-alignment application in an R-40/80 Zoning District. The applicant is proposing a lot line re-alignment by taking from the larger vacant parcel (61.75 acres) and adding onto his residential parcel (5.64 acres) to increase from 5.64 acres to 9.62 acres. The property is located at **24 Diddell Road** and is identified as **Tax Grid No. 6359-03-225176 (5.64 acres) and 6359-03-266097 (61.75 acres)** in the Town of Wappinger. (Cappelli) (Approved: August 2, 2021)

Present: Al Cappelli – Architect

Mr. Marinaccio: Motion to approve the Resolution.
Ms. Versaci: Second the Motion.
Roll Call Vote:

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

21-4093 Price Ground Mounted 6 Solar Panel Addition: To discuss an amended Special Use Permit for the installation of 6 additional ground mounted solar panels on 1.51 acres in an R40 Zoning District. The property is located at **10 Brown Road** and is identified as **Tax Grid No.: 6357-01-069705** in the Town of Wappinger. (Infinity Energy)

Present: Mike Larosa – Infinity Energy

Applicant to resubmit

21-4092 Back2Health Yoga: To discuss a Special Use Permit application. The applicant is proposing to operate a home occupation specializing in individualized therapeutic yoga on 0.67 acres in an R10 Zoning District. The property is located at **6 Broadway Avenue** and is identified as **Tax Grid No.: 5956-12-975587** in the Town of Wappinger. (Roy)

Present: Cristina Roy – Applicant

Mr. Freno: Public Hearing on September 20, 2021.

Mr. Marinaccio: Second the Motion.

Vote: All present voted Aye.

Mr. Marinaccio: **Motion to authorize the Planner to prepare a Resolution.**

Mr. Peratikos: Second the Motion.

Vote: All present voted Aye.

20-5211 Smith 3-Lot Subdivision: To discuss 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 closed: July 7, 2021)

Present: Larry Paggi – Engineer
Joseph LaValle – Engineer

Mr. Marinaccio: Motion to authorize the Planner to prepare a Resolution.

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) (Lead Agency: June 17, 2021)

Present: Michele Zerfas – Engineer
Michael Lund – Applicant

Mr. Marinaccio: Motion to set a Public Hearing for September 8, 2021.
Mr. Peratikos: Second the Motion.
Vote: All present voted Aye.

21-5215 Obercreek Lot Line Re-alignment: To discuss a Lot Line Re-alignment application in an R40/80 Zoning District. The applicant is proposing to extend Lot 5 by 50 feet in the rear to allow for more room in the backyard. The property is located on **New Hamburg Road** and is identified as **Tax Grid Nos.: 6057-02-997747 (13.00 acres) and 6157-01-005710 (1.52 acres)** in the Town of Wappinger.

Present: Kyle Ahearn – Engineer
Alex Reese – Applicant

Mr. Marinaccio:	Motion to waive the Public Hearing.
Ms. Versaci:	Second the Motion.
Vote:	All present voted Aye.

Mr. Freno:	Motion to authorize the Planner to prepare a Resolution.
Ms. Versaci:	Second the Motion.
Vote:	All present voted Aye.

20-3425 (Site Plan) / 20-4088 (SUP) Downey Energy Liquid Propane Storage:
To discuss 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
John Hart – Consultant
Dennis Lynch – Attorney

Mr. Freno: **Motion to go into Executive Session.**
Mr. Peratikos: Second the Motion.
Vote: All present voted Aye.

Mr. Peratikos: **Motion to come out of Executive Session.**
Mr. Marinaccio: Second the Motion.
Vote: All present voted Aye.

Conceptual Review:

BJs Wholesale Club Self-Service Fueling Station: To discuss a Conceptual Review application. The applicant is proposing to construct a self-service fueling station off site on 4.60 acres in an HB Zoning District. The property is located at **1146 Route 9** and is identified as **Tax Grid No.: 6157-04-703107** in the Town of Wappinger. (Yeskey)

Present: Peter Yeskey – First Hartford Realtor
Steve Lukus – Engineer

Applicant to resubmit as a conceptual review

Miscellaneous:

Mr. Peratikos: **Motion to schedule a workshop for August 16, 2021 at 6:00pm.**
Mr. Marinaccio: Second the Motion.
Vote: All present voted Aye.

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

Respectfully Submitted,

Adjourned: 9:19 pm

Bea Ogunti
Secretary
Zoning Board of Appeals