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ZONING ADMINISTRATOR
Barbara Roberti - Ext. 128

ZONING BOARD of APPEALS
Peter Galotti, Chairman
David Barr
Tom DellaCorte
John Lorenzini
Shailesh Shah

TOWN OF WAPPINGER



PLANNING BOARD
ZONING BOARD OF APPEALS
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TOWN SUPERVISOR
Dr. Richard L. Thurston

TOWN BOARD
William H. Beale
Angela Bettina
Al Casella
Christopher Phillips

PLANNING BOARD
Bruce Flower, Chairman
Robert Ceru
Paul Freno
Ralph Marinaccio
Nicholas Maselli
Markos Peratikos
Lynne Versaci

MEMORANDUM

May 20, 2022

TO: Supervisor Richard L. Thurston
Council William Beale
Councilwoman Angela Bettina
Councilman Al Casella
Councilman Christopher Phillips

CC: Joseph Paoloni – Town Clerk

FROM: Bea Ogunti
Planning / Zoning Board Secretary

RE: Alpine Commons

At the Planning Board meeting held on April 18, 2022, the board authorized that I send you this memorandum with the following recommendation.

The Planning Board is generally in favor of the proposed zoning changes that will accommodate the proposed master development plan for the property as presented. We understand the need to make this property more versatile in the current commercial real estate market, but there are some concerns with the inclusion of manufacturing and warehousing in this zone which is also proposing residential market rate housing. As both of these uses are good for an adaptive reuse of existing buildings, the possibility of new construction of warehouses or manufacturing facilities may not coincide with the intent of the proposal in the future.

Alpine Commons
Page 2

Overall, the Planning Board in favor of the proposed changes as presented with the master site development plan by the current owner.

Dear Supervisor Thurston and Town Board Members, at the Planning Board meeting held on April 18, 2022, the board authorized that I send you this memorandum with their recommendation.

The Board is generally in favor of the proposal with only one concern being the potential overrepresentation of warehouse or industrial uses in the Mixed Use or Commercial Use sub-districts.

Thank you.