

MINUTES

**Town of Wappinger
Planning Board
April 18, 2022
Time: 7:00PM**

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

Summarized Minutes

<u>Members:</u>	Mr. Flower	Chairman	Present
	Mr. Marinaccio	Co-Chair	Present
	Mr. Ceru	Member	Absent
	Mr. Freno	Member	Absent
	Mr. Maselli	Member	Present
	Mr. Peratikos	Member	Present
	Ms. Versaci	Member	Present
<u>Others Present:</u>	Mr. Horan	Planning Board Attorney	
	Mr. Bodendorf	Planning Board Engineer	
	Mr. Simpson	Town Planner	
	Mrs. Bea Ogunti	Planning Board Secretary	

SUMMARY

Public Hearing:

Subaru of Wappinger	Public Hearing opened and closed
	Parking requirement waived
	Planner authorized to prepare Resolution for May 2, 2022

Discussion:

Myers Corners Road Self-Storage	Resolution approved as written
Central Hudson KM Electric Transmission Line	Resolution approved as amended
Alpine Commons	Planner/Secretary authorized to prepare letter to Town Board
Cooper Road Lot Line	Planner authorized to prepare Resolution for May 2, 2022
CarMax Auto Superstore	Resubmit
Myers Corners, LLC	Removal of trees approved
Jiffy Lube Multi-Care	Public Hearing May 16, 2022

Mr. Peratikos: **Motion to accept the Minutes from April 4, 2022.**
Mr. Marinaccio: Second the Motion.
Vote: All present voted Aye.

Video of the April 18, 2022 Planning Board Meeting:

<https://www.youtube.com/watch?v=1LA3MmX18Ec&list=PLcCjq2q5NlqIET7dXiSaUzTtSP1wGpkSI&index=47>

Public Hearing:

22-3455 (Site Plan) and 22-4098 (Special Use Permit) – Subaru of Wappinger (Amended Site Plan): The Town of Wappinger Planning Board will conduct a public hearing on an amended Site Plan Application and Special Use Permit. The applicant is proposing to construct an 11,409 square feet addition for additional motor vehicle service and parts storage on 6.3 acres in an HB Zoning District. The property is located at **1162 Route 9** and is identified as **Tax Grid No.: 6157-04-659168** in the Town of Wappinger. (LaBella) (Public Hearing opened & closed: April 18, 2022) (Parking requirements waived: April 18, 2022)

Present: Kyle Bardwell – Engineer, LaBella
Wendy Berger – Attorney, Coles & Schotz

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

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

Mr. Peratikos: **Motion to waive parking requirement.**
Ms. Versaci: Second the Motion.
Vote: All present voted Aye.

Mr. Marinaccio: **Motion to authorize the Planner to prepare the Resolution.**
Mr. Maselli: Second the Motion.
Vote: All present voted Aye.

Discussion:

21-3452 (Site Plan) and 21-4097 (Special Use Permit) Myers Corners Road Self-Storage - Amended Site Plan: To vote on a Negative Declaration, an Amended Site Plan application and Special Use Permit. The applicant is proposing to convert to a modern self-storage facility within the existing building on 30.81 acres in a COP Zoning District. The property is located at **169 Myers Corners Road** and is identified as **Tax Grid No.: 6258-03-278358** in the Town of Wappinger. (Day & Stokosa) (Public Hearing opened: March 7, 2022 and adjourned to April 4, 2022) (Public Hearing closed: April 4, 2022) (Signage requirement waived: April 4, 2022) (Resolution approved: April 18, 2022)

Present: Mark Day – Engineer, Day & Stokosa

Mr. Marinaccio: Motion to approve the Resolution as written.

Mr. Peratikos: Second the Motion.

Vote: All present voted Aye.

Mr. Marinaccio: Motion to approve the Resolution as amended.

Mr. Peratikos: Second the Motion.

Vote: All present voted Aye.

22-3453 Central Hudson KM Electric Transmission Line Replacement: To vote on a Site Plan application, Wetland Permit application and Flood Plain Permit application to replace existing electric transmission line, known as “KM Line” within the Town of Wappinger and Town of Poughkeepsie. The property is located at **187 Myers Corners Road** and is identified as **Tax Grid No. 6258-03-369392**. (Cuddy & Feder) (Lead Agency: January 19, 2022) (Public Hearing closed: March 7, 2022) (Negative Declaration approved: April 4, 2022) (Resolution approved: April 18, 2022)

Present: Allison Fausner – Cuddy & Feder
Brian Dimisko – Central Hudson

Mr. Marinaccio: Motion to approve the Resolution as amended.

Mr. Peratikos: Second the Motion.

Vote: All present voted Aye.

20-3431 Alpine Commons: To discuss proposed text amendments before the Town Board. The property is located at **1404 Route 9** and is identified as **Tax Grid No.: 6157-02-707773** in the Town of Wappinger.

Present: Neil Alexander – Cuddy & Feder
Steve Schoch – Kitchen & Associates

Ms. Versaci: **Motion to authorize the Planner and Secretary to prepare a letter of recommendation to the Town Board.**

Mr. Peratikos: Second the Motion.

Vote: All present voted Aye.

22-5216 Cooper Road Lot Line Re-alignment: To discuss a Lot Line Re-alignment application. The applicant is proposing to re-align Lots 1 and 3 to meet the water supply separation requirement on a total of 3.00 acres in an R-20 Zoning District. The property is located on **Cooper Road** and is identified as **Tax Grid Nos.: 6156-02-869803 (0.91 acres) and 6156-02-852826 (2.00 acres)** in the Town of Wappinger. (Day & Stokosa)

Present: Amy Bombardieri – Engineer, Day & Stokosa

Mr. Marinaccio: **Motion to authorize the Planner to prepare a Resolution for May 2, 2022.**

Mr. Peratikos: Second the Motion.

Vote: All present voted Aye.

21-3439 (Site Plan) and 22-4100 (Special Use Permit) CarMax Auto Superstore – Wappinger: To discuss a Site Plan application and Special Use Permit application. The applicant is proposing to construct a 4,300 square feet sales area, 800 square feet retail space, 2,600 square feet service area and 1,340 square feet car wash area on 7.57 acres in an HB Zoning District. The property is located at **1105-1115 Route 9** and is identified as **Tax Grid No.: 6156-02-664986** in the Town of Wappinger. (Bohler Engineering)

Present: Richard O'Rourke – Attorney, Keane & Beane
Caryn Mlodzianowski – Engineer, Bohler Engineering
John Thatcher – Director, Centerpoint

Applicant to resubmit

21-5212 Myers Run, LLC Subdivision: To discuss the removal of logs and slash on site on 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) (Public Hearing opened September 8, 2021) (Public Hearing adjourned to December 6, 2021) (Public Hearing adjourned to January 19, 2022) (Public Hearing adjourned to February 7, 2022) (Adjourned to March 7, 2022) (Public Hearing closed: March 7, 2022) (Negative Declaration approved: March 7, 2022) (Preliminary Subdivision approved: March 7, 2022) (Tree felling bond: March 7, 2022) (Tree removal approved: April 18, 2022)

Present: Mike Lund – Applicant

Mr. Maselli: **Motion to approve removal trees after erosion control in phases is in place, NOI and escrow is established.**

Ms. Versaci: Second the Motion.

Vote: All present voted Aye.

21-3448 (Site Plan) / 21-4095 (Special Use Permit) – Jiffy Lube Multi-Care: To discuss a Site Plan application and Special Use Permit. The applicant is proposing a quick oil change facility and automotive service on 0.78 acres in a SC Zoning District. The property is located at **1506 Route 9** and is identified as **Tax Grid No.: 6157-02-653974** in the Town of Wappinger. (Malawski) (Variance: December 14, 2021)

Public Hearing on May 16, 2022

Mr. Maselli: **Motion to go into Executive Session to discuss pending litigation (9:31pm).**

Mr. Marinaccio: Second the Motion.

Vote: All present voted Aye.

Mr. Maselli: **Motion to come out of Executive Session (9:54pm).**

Mr. Marinaccio: Second the Motion.

Vote: All present voted Aye.

Mr. Maselli:
Mr. Marinaccio:
Vote:

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

Respectfully Submitted,

Adjourned: 9:55 pm

Bea Ogunti
Secretary
Planning Board & Zoning Board