

Minutes

**Town of Wappinger
Planning Board
June 20, 2022
Time: 7:00PM**

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

Summarized Minutes

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

Others Present:

Mr. Horan	Planning Board Attorney
Mr. Simpson	Town Planner
Mr. Bodendorf	Planning Board Engineer
Mrs. Roberti	Zoning Administrator
Mrs. Ogunti	Secretary

SUMMARY

Adjourned Public Hearing:

Jiffy Lube Multi-Care	Adjourned to July 6, 2022
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Discussion:

Kimmel Subdivision	Circulate intent for Lead Agency Public Hearing set for August 1, 2022
Mid-Hudson Islamic Association	Public Hearing waived Resubmit

Extension:

Smith 3-Lot subdivision	Extension granted from July 3, 2022 through September 30, 2022
Sikh Temple	Extension granted from May 4, 2022 through May 3, 2023

Mr. Marinaccio:	Motion to accept the Minutes from June 6, 2022.
Mr. Peratikos:	Second the Motion.
Vote:	All present voted Aye.

Video of the June 20, 2022 Planning Board Meeting:

<https://www.youtube.com/watch?v=bioT4PZxaGQ&list=PLcCjg2q5NIglET7dXiSaUzTtSP1wGpkSI&index=50>

Adjourned Public Hearing:

21-3448 (Site Plan) / 21-4095 (Special Use Permit) – Jiffy Lube Multi-Care: The Town of Wappinger Planning Board will conduct an adjourned public hearing on 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 opened: June 6, 2022 and adjourned to June 20, 2022, Adjourned to July 6, 2022)

Mr. Freno:	Motion open the Adjourned Public Hearing.
Ms. Versaci:	Second the Motion.
Vote:	All present voted Aye.

Ms. Versaci:	Motion to adjourn the Public Hearing to July 6, 2022.
Mr. Maselli:	Second the Motion.
Vote:	All present voted Aye.

Discussion:

18-5192 Kimmel Subdivision: To discuss a Subdivision application to subdivide and create four (4) lots and an additional one (1) lot for a total of five (5) lots on 13.6 acres in an R40 Zoning District. The property is located at **325 Pine Ridge Drive** and is identified as **Tax Grid Nos. 6257-04-624259 (1.3), 6257-04-608305 (8.0) and 6257-04-647304 (4.3)** in the Town of Wappinger (Hudson Land Design)

Present:	Eric Rogge – Engineer (Hudson Land Design) Timothy Kimmel – Applicant
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Mr. Marinaccio:	Motion to circulate our intent for Lead Agency.
Ms. Versaci:	Second the Motion.
Vote:	All present voted Aye.

Mr. Marinaccio:	Motion to set the Public Hearing for August 1, 2022.
Ms. Versaci:	Second the Motion.
Vote:	All present voted Aye.

22-4101 (Special Use Permit) Mid-Hudson Islamic Association Solar Array: To discuss a Special Use Permit application. The applicant is proposing the installation of a 30kWp roof mounted solar array consisting of 82 panels and 3 inverters on 4.6 acres in an R40 Zoning District. The property is located at **125 All Angels Hill Road** and is identified as **Tax Grid No.: 6258-02-628535**; and **218 Myers Corners Road** and is identified as **Tax Grid No.: 6258-02-647552** in the Town of Wappinger. (SunCommon)

Present: Sam Wilo – SunCommon
Ahmed Shah – Applicant

Ms. Versaci: Motion to waive the Public Hearing.

Mr. Marinaccio: Second the Motion.

Vote: All present voted Aye.

Resubmit

Extension:

20-5211 Smith 3-Lot Subdivision: Seeking their second 90-day extension 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. This extension is being requested to allow time needed to finalize conditions of the resolution. If granted, this extension would begin from July 3, 2022 through September 30, 2022. 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) (Lead Agency: August 24, 2021) (Approved: October 4, 2021)

Mr. Marinaccio: Motion to grant the Extension from July 3, 2022 through September 30, 2022.

Mr. Peratikos: Second the Motion.

Vote: All present voted Aye.

15-3330 Sikh Temple: Seeking their third extension on a site plan application for the construction of a new Sikh Temple consisting of 20,000 sf. This extension is being requested to allow time while they bid on the site entry, site utilities and work with the County. If granted, this extension will begin retroactively from May 4, 2022 through May 3, 2023. The property is located at the corner of **Old Hopewell Road & All Angels Hill Road** in the R-40 Zoning District and is identified as **Tax Grid No. 6257-04-919433** in the Town of Wappinger. (Cappelli) (PH opened 12/5/2016) (LA 2/4/16) (Amended LA 5/9/17) (PH closed 06/19/17) (Approved: May 7, 2018)

Mr. Peratikos: Motion to grant the Extension from May 4, 2022 through May 3, 2023.

Mr. Maselli: Second the Motion.

Vote: All present voted Aye.

Executive Session:

Mr. Peratikos:

Motion to go into Executive Session for legal advice to discuss pending litigation.

Mr. Freno:

Second the Motion.

Vote:

All present voted Aye.

Mr. Peratikos:

Motion to come out of Executive Session.

Mr. Maselli:

Second the Motion.

Vote:

All present voted Aye.

Mr. Flower:

No votes were taken

Mr. Freno:

Motion to Adjourn.

Ms. Versaci:

Second the Motion.

Vote:

All present voted Aye.

Respectfully Submitted,

Adjourned: 8:25 PM

Bea Ogunti

Secretary

Zoning Board of Appeals