

MINUTES

**Town of Wappinger
Planning Board
July 6, 2022
Time: 7:00PM**

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

Summarized Minutes

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

Others Present:

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

SUMMARY

Adjourned Public Hearing:

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| Bertero Subdivision | Adjourned to August 1, 2022 |
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| Jiffy Lube Multi-Care | Adjourned to July 18, 2022 |
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Discussion:

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| CarMax Auto Superstore | Resubmit |
| Ashcraft & Longobardi Lot Line | Public Hearing waived |
| | Town Planner authorized to prepare a Resolution for July 18, 2022 |
| Mid-Hudson Islamic Assoc. Solar | Town Planner authorized to prepare a Resolution for July 18, 2022 |

Miscellaneous:

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|--------------------------|---|
| Myers Corners Solar Farm | Planning Board has favorable recommendation |
| | Planning Board has no objection to Town Board being Lead Agency |

Mr. Marinaccio: **Motion to accept the Minutes from June 20, 2022.**
Mr. Peratikos: Second the Motion.
Vote: All present voted Aye.

Video of the July 6, 2022 Planning Board Meeting:

<https://www.youtube.com/watch?v=fobnxb0ABTY>

Adjourned Public Hearing:

22-5202 Bertero Subdivision: The Town of Wappinger Planning Board will conduct an adjourned public hearing on a Subdivision application to subdivide 2-lots on 6.21 acres in an R40 Zoning District. The property is located at **100 Stonykill Road** and is identified as **Tax Grid No.: 6056-02-835650** in the Town of Wappinger. (Gillespie) (Public Hearing opened: June 6, 2022) Public Hearing adjourned to July 6, 2022) (Public Hearing adjourned to August 1, 2022)

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

Mr. Marinaccio: **Motion to adjourn the Public Hearing to August 1, 2022.**
Mr. Peratikos: Second the Motion.
Vote: All present voted Aye.

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, adjourned to July 18, 2022)

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

Mr. Marinaccio: **Motion to adjourn the Public Hearing to July 18, 2022.**
Ms. Versaci: Second the Motion
Vote: All present voted Aye.

Discussion:

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) (Lead Agency: May 12, 2022)

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

Applicant to resubmit

22-5217 Ashcraft & Longobardi Lot Line Re-alignment: To discuss a Lot Line Re-alignment application between Kimberly Ashcraft, JoAnn Longobardi and Laura Alexander Tyler, as Trustee of the Beloin Papio Agreement. The owner 56 Balfour Drive (Laura Alexander Tyler) is proposing to convey approximately 0.071 acres of property to the owners of 58 Balfour Drive (Kimberly Ashcraft and JoAnn Longobardi) in an R-20 Zoning District. The properties are located at **56 & 58 Balfour Drive** and are identified as **Tax Grid Nos.: 6257-02-668542 (Ashcraft/Longobardi-0.35 acres)** and **6257-02-553 (Tyler-0.64 acres)** in the Town of Wappinger. (Sheridan) (Public Hearing waived: July 6, 2022)

Present: Kimberly Ashcraft – Applicant

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

Mr. Marinaccio: **Motion to authorize the Town Planner to prepare a Resolution for July 18, 2022.**
Mr. Peratikos: 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 (Mosque)**; and **218 Myers Corners Road** and is identified as **Tax Grid No.: 6258-02-647552 (Imam's Home)** in the Town of Wappinger. (SunCommon) (Public Hearing waived: June 20, 2022)

Mr. Marinaccio: **Motion to authorize the Town Planner to prepare a Resolution for July 18, 2022.**

Ms. Versaci: Second the Motion.

Vote: All present voted Aye.

Miscellaneous:

Myers Corners Solar Farm – NY Solar 1001, LLC: Town Board Referral. The applicant is before the Town Board seeking an amendment to the Town Zoning Map to change the zoning designation from R-40 to R-80. The property is located at **189 Myers Corners Road** and is identified as **Tax Grid No.: 6258-03-376432** in the Town of Wappinger. (Bailly-Lightstar)

Present: Sam Bailly – Development Manager, Lightstar
Iain Ward – Solar Energy Systems

Ms. Versaci: **Motion acknowledge that the Planning Board has no objection to the Town Board being Lead Agency.**

Mr. Peratikos: Second the Motion.

Vote: All present voted Aye.

Mr. Marinaccio: **Motion to authorize the Planning Board Secretary to prepare a letter to the Town Board with favorable recommendation of this project.**

Mr. Peratikos: Second the Motion.

Vote: All present voted Aye.

Mr. Marinaccio: **Motion to Adjourn.**

Mr. Maselli: Second the Motion.

Roll Call Vote: All present voted Aye.

Adjourned: 8:20 PM

Respectfully Submitted,
Bea Ogunti
Secretary
Planning / Zoning Board of Appeals