

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

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

Summarized Minutes

<b><u>Members:</u></b>	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

**Others Present:**

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

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**SUMMARY**

**Adjourned Public Hearing:**

Jiffy Lube Multi-Care

Public Hearing closed  
Sign waiver approved  
Town Planner authorized to prepare  
the Resolution and Negative  
Declaration for August 1, 2022

**Discussion:**

Ashcraft & Longobardi Lot Line

Resolution approved as amended

Mid-Hudson Islamic Association Solar

Resolution approved as amended

Cooper Road Conversation

Public Hearing set for Sept. 19, 2022

JP Morgan Chase Roof Top Solar

Resubmit

**Miscellaneous:**

Poughkeepsie Nissan Amended Site Plan

Board voted to stick to the original  
approved lighting plan

**Extension:**

Gasland Petroleum Rte. 9D (Hughsonville)

Six months Extension granted

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

**Video of the July 18, 2022 Planning Board Meeting:**

<https://www.youtube.com/watch?v=HFWQ7gxQaMY&list=PLcCjq2q5NlglET7dXiSaUzTtSP1wGpkSI&index=52>

**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, adjourned to July 18, 2022) (Public Hearing closed: July 18, 2022) (Sign Waiver approved: July 18, 2022)

**Present:** Tim Kratz – Jiffy Lube representative

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

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

**Mr. Marinaccio:** Motion to approve the sign waiver.  
**Ms. Versaci:** Second the Motion.  
**Vote:** All present voted Aye.

**Mr. Marinaccio:** Motion to authorize the Town Planner to prepare a Resolution for August 1, 2022.  
**Mr. Peratikos:** Second the Motion.  
**Vote:** All present voted Aye.

**Mr. Marinaccio:** Motion to authorize the Town Planner to prepare a Negative Declaration for August 1, 2022.  
**Mr. Peratikos:** Second the Motion.  
**Vote:** All present voted Aye.

**Discussion:**

**22-5217 Ashcraft & Longobardi Lot Line Re-alignment:** To vote on a resolution on 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) (Resolution approved: July 18, 2022)

Present: Kimberly Ashcraft – Applicant

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

Mr. Peratikos: Second the Motion.

Vote: All present voted Aye.

**22-4101 (Special Use Permit) Mid-Hudson Islamic Association Solar Array:** To vote on a resolution on 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)

Present: Ahmed Shah – Applicant  
Sam Wilo – SunCommon Solar

**Ms. Versaci:** Motion to approve the Resolution as amended.

Mr. Marinaccio: Second the Motion.

Vote: All present voted Aye.

**22-3458 (Site Plan) and 22-4102 (Special Use Permit) – Cooper Road Conversion of Existing Residential Structure to Multi-family Dwelling:** To discuss a Site Plan application and Special Use Permit. The applicant is proposing to convert an existing residential building into 4 multi-family dwelling units on 3.62 acres in an R20 Zoning District. The property is located at **135 Cooper Road** and is identified as **Tax Grid No.: 6156-02-871849** in the Town of Wappinger. (Day & Stokosa)

Present: Amy Bombadieri – Engineer

Mr. Marinaccio: Motion to set the Public Hearing for Sept. 19, 2022.

Mr. Peratikos: Second the Motion.

Vote: All present voted Aye.

**22-3459 JP Morgan Chase Roof Top Solar – Amended Site Plan:** To discuss a Site Plan application. The applicant is proposing the installation of roof top solar and accessory equipment on an existing bank on 0.832 acres in an HB Zoning District. The property is located at **1460 Route 9** and is identified as **Tax Grid No.: 6157-02-650897** in the Town of Wappinger. (Black & Veatch)

Present: Joshua Gonzalez – Black & Veatch

**Mr. Marinaccio:** **Motion to authorize the Town Planner to prepare a Resolution for August 1, 2022.**

Mr. Peratikos: Second the Motion.

Vote: All present voted Aye.

### **Miscellaneous:**

**20-3429 Poughkeepsie Nissan Amended Site Plan:** To discuss lighting plan on 2.41 acres in an HB Zoning District. The property is located at **1445 Route 9** and is identified as **Tax Grid No.: 6157-02-607850** in the Town of Wappinger. (Paggi) (Public Hearing waived November 2, 2020) (Approved: October 18, 2021)

**Ms. Versaci:** **Motion to stick to the original approved lighting plan.**

Mr. Marinaccio: Second the Motion.

Vote: All present voted Aye.

### **Extension:**

**20-3424 (Site Plan), 20-5205 (Lot Line Consolidation), and 20-4087 (Special Use Permit) Gasland Petroleum Route 9D - Hughsonville:** Seeking their first 6 months extension on an Amended Site Plan and Special Use Permit. The applicant is requesting this extension to allow them time to coordinate with and obtain approvals from outside agencies before finalizing its building permit application materials. If granted, this extension will begin July 19, 2022 through January 18, 2023. The applicant is proposing to consolidate 5 tax parcels and to develop a gasoline filling station (4 pumps with 8 fueling stations), a 3,630 square foot convenience store, with 3 one-bedroom apartments located above in a single 7,260 square foot building, and 32 parking spaces, on 1.8 acres in a HM Zoning District. The property is located at **123-125 New Hamburg Road, 2357 Route 9D, 2361-2365 Route 9D** and is identified as **Tax Grid Nos. 6157-01-048643 (0.21 acres), 057642 (0.20 acres), 057654 (0.69 acres), 059643 (0.14 acres) & 040637 (0.55 acres)** in the Town of Wappinger. (Chazen) (Lead Agency: October 7, 2020) (Public Hearing October 5, 2020; adjourned to November 2, 2020, adjourned to December 7, 2020, adjourned to February 1, 2021, Discussion only: March 15, 2021, Public Hearing adjourned to May 5, 2021) (Amended Lead Agency: March 26, 2021) (Public Hearing closed: May 3, 2021) (Negative Declaration: July 19, 2021) (Preliminary and Final Subdivision approved: July 19, 2021) (Site Plan & Special Use Permit approved: July 19, 2021)

Present:                                      Nick Ward-Wallis – Attorney, Keane & Beane  
   Zeidan Nesheiwat – Applicant

**Mr. Marinaccio:**                                      **Motion to grant the applicant a 6 month Extension.**  
Ms. Versaci:                                      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:      7:47 pm                                      Bea Ogunti  
    Secretary  
    Planning Board / Zoning Board of Appeals