

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

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

Summarized Minutes

<b><u>Members:</u></b>	Mr. Flower	Chairman	Present
	Mr. Ceru	Member	Present
	Mr. Freno	Member	Present
	Mr. Anjos	Member	Present
	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. Roberti	Zoning Administrator
Mrs. Ogunti	Secretary

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**SUMMARY**

**Adjourned Public Hearing:**

Bertero Subdivision

Adjourned to September 19, 2022

**Discussion:**

JP Morgan Chase Roof Top Solar	Resolution approved as amended
Hammond, O'Leary & Witkowski Lot Line	Resolution approved as written
Myers Run, LLC Subdivision	Resubmit
CarMax Auto Superstore	Resubmit

**Conceptual Review:**

Licari Subdivision

Referred to ZBA for variance

**Architectural Review:**

Hindu Samaj Addition	Approved as presented
Lamond Professional Building	Approved as presented

**Extension:**

Calvary Chapel of the Hudson Valley	Extension granted
Wappingers Farms Estates	Extension granted

**Miscellaneous:**

Rte. 376 Holdings, Inc.

Approved Signage amendment

**Mr. Peratikos:** Motion to accept the Minutes from August 1, 2022.

Mr. Freno: Second the Motion.

Vote: All present voted Aye.

**Video of the September 1, 2022 Planning Board Meeting:**

<https://www.youtube.com/watch?v=DQQUKSrIH-0>

**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) (Public Hearing adjourned to September 7, 2022)

**Mr. Freno:** Motion to open the Adjourned Public Hearing.

Mr. Peratikos: Second the Motion.

Vote: All present voted Aye.

**Mr. Maselli:** Motion to adjourn the Public Hearing to September 19, 2022.

Ms. Versaci: Second the Motion.

Vote: All present voted Aye.

**Discussion:**

**22-3459 JP Morgan Chase Roof Top Solar – Amended Site Plan:** To vote on 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: Sai Mohammed – Black & Veatch

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

Mr. Freno: Second the Motion.

Vote: All present voted Aye.

**22-5218 Hammond, O’Leary & Witkowski Lot Line Re-alignment:** To vote on a Lot Line Re-alignment between Nicole Hammond, Mary O’Leary and Sean & Jessica Witkowski in an R-20 Zoning District. The owners are proposing a lot line re-alignment between their three (3) parcels located on Chelsea Road as follows:

**122 Chelsea Road, Tax Grid No.: 6056-03-427460** (Hammond) 1.61 acres;

**126 Chelsea Road, Tax Grid No.: 6056-03-445462** (O’Leary) 0.28 acres;

**128 Chelsea Road, Tax Grid No.: 6056-03-454462** (Witkowski) 0.36 acres; in the Town of Wappinger. (Povall)

Present: Bill Povall – Engineer

**Mr. Ceru:** Motion to approve the Resolution as written.

Mr. Peratikos: Second the Motion.

Vote: All present voted Aye.

**21-5212 Myers Run, LLC Subdivision:** To discuss 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) (Neg. Dec. approved: March 7, 2022) Preliminary Subdivision approved: March 7, 2022) (Felling of trees approved: March 7, 2022)

Present: Joseph Berger – Engineer  
Michael Lund – Applicant

Resubmit for September 19, 2022 meeting.

**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  
John Thatcher – Director, Centerpoint  
Steven Hudak – Design Development Manager

Applicant to resubmit

**Conceptual Review:**

**22-5220 Licari Subdivision:** To discuss a Conceptual Review application. The applicant is proposing to subdivide into two (2) separate parcels. One (1) parcel for the existing single family home and the two (2) apartments. The restaurant will be demolished and a single family home will be built on 1.64 acres in an R-20/40 Zoning District. The properties are located at **39-41 Middlebush Road** and is identified as **Tax Grid No.: 6157-01-458871** in the Town of Wappinger. (Lawrence)

Present: Kiel Lawrence – Applicant  
Charles Mann – K & J Partnership

**Ms. Versaci:** **Motion to go to Zoning Board of Appeals for Variance.**  
**Mr. Maselli:** Second the Motion.  
**Vote:** All present voted Aye.

**Architectural Review:**

**22-3462 Hindu Samaj Addition:** To discuss an Architectural Review application. The applicant is proposing a 900 square feet addition with walkout basement to the existing priest residence on 10.355 acres in an R-40 Zoning District. The property is located at **3 Brown Road** and is identified as **Tax Grid No.: 6357-01-022799** in the Town of Wappinger. (Sajnani)

Present: Ram Sajnani – Applicant

**Mr. Peratikos:** **Motion to approve as presented.**  
**Mr. Freno:** Second the Motion.  
**Vote:** All present voted Aye.

**22-3461 Lamond Professional Building:** To discuss an Architectural Review application. The applicant is proposing the following on .33 acres in an HM Zoning District.

1. To convert one single door to double doors for two separate offices
2. Awnings over windows and doors
3. Soffit ridge for architectural appeal
4. Cultured stone veneer
5. Freestanding sign
6. Building sign on N.E. side only

The property is located at **365 Route 82** and is identified as **Tax Grid No.: 6357-03-238025** in the Town of Wappinger. (Lamond)

Present: Todd Lamond – Applicant

**Ms. Versaci:** **Motion to approve as discussed.**

Mr. Peratikos: Second the Motion.

Vote: All present voted Aye.

**Extension:**

**10-3199 / Calvary Chapel of the Hudson Valley:** Is seeking an extension on a Site Plan application approved on March 17, 2014 for a place of worship that would consist of 24,000 sq. ft. and 200 parking spaces and 133 proposed parking spaces to be land banked for a total of 333 spaces on 48.86 acres in a CC & R-40 Zoning District. This extension is requested due to the Corona Virus restrictions / impacts and delays CCHV encountered with the new building design layouts including, Architectural, Structure, Plumbing HVAC, Electric, Fire Safety, Financing, and overall planning. If granted, this extension would begin retroactively from March 12, 2021 through June 11, 2023. The property is located on **Route 376 and Diddell Road** and is identified as **Tax Grid No. 6359-03-176082** in the Town of Wappinger. (Berger)(LA June 1, 2010)(Neg. Dec. 9-16-13)(PH opened 10-7-13) (PH closed 1-22-14)(Final approval granted on March 17, 2014.)

**Mr. Peratikos:** **Motion to grant the Extension.**

Ms. Versaci: Second the Motion.

Vote: All present voted Aye.

**18-5194 Wappingers Farm Estates Subdivision:** Seeking their fourth 90-day extension on a subdivision application for the construction of 11 single family residents on 61.00 acres in an R40/80 Zoning District. This extension is being requested to allow time for final sign off from the Town's consultants. If granted, this extension will begin retroactively from July 28, 2022 through October 27, 2022. The property is located at **105 Robinson Lane** and is identified as **Tax Grid No. 6459-03-110235** in the Town of Wappinger (Day) (Lead Agency August 14, 2018) (PH closed November 4, 2019) (Resolution approved: July 20, 2020)

**Mr. Freno:** **Motion to grant the Extension.**

Mr. Peratikos: Second the Motion.

Vote: All present voted Aye.

**Miscellaneous:**

**18-3400 (Site Plan), 18-5195 (Lot Line Consolidation), and 18-4081 (Special Use Permit) Rte. 376 Holdings, Inc.:** To discuss signage on an approved Site Plan, Special Use Permit. The applicant is proposing to make changes to the approved signage on 2.3 acres in a GB Zoning District. The property is located at **1592 Rte. 376** and is identified as **Tax Grid Nos. 6259-04-530251 and 6259-04-540266** in the Town of Wappinger. (Chazen) (Approved September 4, 2019)

Present: Chris Lapine – LaBella

**Mr. Ceru:** **Motion to approve the signage as discussed.**

Ms. Versaci: Second the Motion.

Vote: All present voted Aye.

**Mr. Freno:** **Motion to adjourn.**

Mr. Ceru: Second the Motion.

Vote: All present voted Aye.

Respectfully Submitted,

Adjourned: 9:25pm

Bea Ogunti  
Secretary  
Zoning Board of Appeals