

## MINUTES

Summarized Minutes

### SUMMARY

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

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### **Discussion:**

Myers Run, LLC Subdivision	Resolution approved as amended
Aguado Subdivision	Circulate intent for Lead Agency
Mid-Hudson Islamic Association Amended Site Plan & Lot Line	Two (2) feet contours waived Public Hearing set for November 7, 2022 Town Planner authorized to prepare Resolution for November 7, 2022

**Mr. Peratikos:** **Motion to accept the Minutes from September 19, 2022.**

Mr. Freno: Second the Motion.

Vote: All present voted Aye.

**Video of the October 3, 2022 Planning Board Meeting:**

<https://www.youtube.com/watch?v=5pF0HB-kj6Q&list=PLcJg2q5NIgIET7dXiSaUzTtSP1wGpkSI&index=56&t=35s>

**Discussion:**

**21-5212 Myers Run, LLC Subdivision:** To vote on a Final 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) (October 3, 2022: Final Subdivision approved)

Present: Michele Zerfas – Engineer  
Michael Lund – Applicant

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

Mr. Freno: Second the Motion.

Vote: All present voted Aye.

**22-5219 Aguado Subdivision:** To discuss a Subdivision application. The applicant is proposing to subdivide into two (2) individual building lots on 34.4 acres in an R-40 Zoning District. The property is located on **Ketchamtown Road** and is identified as **Tax Grid No.: 6157-03-070275** in the Town of Wappinger. (Povall)

Present: Bill Povall – Engineer  
Jennifer Tuyl – Applicant's Attorney

**Mr. Freno:** **Motion to circulate our intent for Lead Agency.**

Ms. Versaci: Second the Motion.

Vote: All present voted Aye.

**22-3463 (Site Plan) and 22-5221 (Lot Line Consolidation) Mid-Hudson Islamic Association Amended Site Plan and Lot Line Consolidation:** To discuss an Amended Site Plan and Lot Line Consolidation. The applicant is proposing to consolidate four (4) parcels into one and make minor site modifications including the installation of a tent and an existing asphalt pad and a 100' x 120' gravel area to serve as overflow parking on an as need basis in an R40 Zoning District. The property is located at and identified as **Tax Grid Nos.: 6258-02-628535 (125 All Angels Hill Road – 4.26 acres); 6258-04-664485 (133 All Angels Hill Road – 12.07 acres); 6258-02-647552 (218 Myers Corners Road - 0.43 acres) and 6258-02-640551 – 0.116 acres)** in the Town of Wappinger. (Andrews)

Present: John Andrews – Engineer

**Ms. Versaci:** **Motion to waive two (2) feet contours.**

Mr. Peratikos: Second the Motion.

Vote: All present voted Aye.

**Mr. Peratikos:** **Motion to set a Public Hearing for November 7, 2022.**

Mr. Anjos: Second the Motion.

Vote: All present voted Aye.

**Ms. Versaci:** **Motion to authorize the Town Planner to prepare a Resolution for November 7, 2022.**

Mr. Peratikos: Second the Motion.

Vote: All present voted Aye.

**Mr. Peratikos:** **Motion to adjourn.**

Ms. Versaci: Second the Motion.

Vote: All present voted Aye.

Respectfully Submitted,

Adjourned: 7:30 pm

Bea Ogunti  
Secretary  
Planning Board