

MINUTES

**Town of Wappinger
Planning Board
March 6, 2023
Time: 7:00PM**

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

Summarized Minutes

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

<u>Others Present:</u>	Mr. Horan	Planning Board Attorney
	Mr. Bodendorf	Planning Board Engineer
	Mr. Simpson	Town Planner
	Mrs. Roberti	Zoning Administrator
	Mrs. Ogunti	Secretary

SUMMARY

Adjourned Public Hearing:

Aguado Subdivision	Adjourned Public Hearing opened & closed Town Planner authorized to prepare Resolution
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Public Hearing:

Torregrosso Subdivision	Public Hearing opened & closed 62-day clock waived
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Discussion:

Children's Enrichment Project, LLC	Resolution approved
Licari Subdivision	Petition the Town Board for sewer hook up
CarMax Auto Superstore	Public Hearing set for April 3, 2023

Architectural Review:

ODA / BarVino Restaurant	Roof re-design approved
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Extension:

Riverview Land Company, LLC	Extension granted
Hammond, O'Leary & Witkowski	Extension granted
Obercreek Lot Line Re-alignment	Extension granted

Mr. Maselli: Motion to accept the Minutes from
February 6, 2023
Ms. Versaci: Second the Motion.
Vote: All present voted Aye.

Video of the March 6, 2023 Planning Board Meeting:

<https://www.youtube.com/watch?v=55oR3dyYhZl&t=75s>

Adjourned Public Hearing:

22-5219 Aguado Subdivision: The Town of Wappinger Planning Board will conduct an Adjourned Public Hearing on 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) (Lead Agency: October 17, 2022) (Public Hearing opened: January 18, 2023) (Adjourned to March 6, 2023)

Present: Dylan Aguado – Applicant

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

Ms. Versaci: Motion to close the Adjourned Public Hearing.
Mr. Maselli: Second the Motion.
Vote: All present voted Aye.

Mr. Maselli: Motion to authorize the Town Planner to prepare a
Resolution for March 20, 2023.
Ms. Versaci: Second the Motion.
Vote: All present voted Aye.

Public Hearing:

22-5222 Torregrosso Subdivision: The Town of Wappinger Planning Board will conduct a Public Hearing on a Subdivision application. The applicant is proposing a 3-lot residential subdivision for an existing residential parcel which includes an existing residence on 5.67 acres in an R-40 Zoning District. The property is located at **271 All Angels Hill Road** and is identified as **Tax Grid No.: 6257-02-986805** in the Town of Wappinger. (Day & Stokosa) (Lead Agency: January 24, 2023) (Public Hearing opened & closed: March 6, 2023) (62-day clock waived)

Present: Brian Stokosa – Engineer, Day & Stokosa

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

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

Brian Stokosa waived the 62-day clock.

Discussion:

22-3464 (Site Plan) and 22-4105 (Special Use Permit) Children's Enrichment Project, LLC: To vote on an amended Site Plan and Special Use Permit application. The applicant is proposing to conduct a private club for parents and their children for childhood enrichment on 1.4 acres in an HM Zoning District. The property is located at **2321-2325 Route 9D** and is identified as **Tax Grid No.: 6057-02-987580** in the Town of Wappinger. (Day & Stokosa) (Public Hearing adjourned February 6, 2023) (Area Variance: January 24, 2023) (Resolution approved: March 6, 2023)

Present: Brian Stokosa – Engineer, Day & Stokosa

Mr. Anjos: **Motion to approve the Resolution as written.**
Ms. Versaci: Second the Motion.
Vote: All present voted Aye.

22-5220 Licari Subdivision: To discuss a Subdivision 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: Al Roberts – Attorney

Applicant to petition the Town Board for sewer hook-up.

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: John Thatcher – Engineer, Bohler Engineering
Caryn Mlodzianowski – Engineer, Bohler Engineering
Jennifer Gray – Attorney, Keane & Beane

Ms. Versaci: **Motion to set the Public Hearing for April 3, 2023.**

Mr. Maselli: Second the Motion.

Vote: All present voted Aye.

23-3469 (Site Plan) and 23-4106 (Special Use Permit) Myers Corners Solar Farm –

Lightstar: To discuss a Site Plan application and Special Use Permit application. The applicant is proposing the installation of a ground mounted solar voltaic mixed use with agricultural use on 38.09 acres. The property was rezoned from an R-40 Zoning District to an R-80 Zoning District. The property is located at **189 Myers Corners Road** and is identified as **Tax Grid No.: 6258-03-376432** in the Town of Wappinger. (Lightstar)

Present: Sam Bailly – Lightstar

Ms. Versaci: **Motion to set the Public Hearing for April 3, 2023.**

Mr. Maselli: Second the Motion.

Vote: All present voted Aye.

Mr. Ceru: **Motion to set a site visit for March 12, 2023.**

Ms. Versaci: Second the Motion.

Vote: All present voted Aye.

Architectural Review:

23-3468 ODA / BarVino Restaurant Roof Re-design: To discuss an Architectural Review application. The applicant is proposing to do some modifications to the front roof area of the restaurant on 2.74 acres in an HB Zoning District. The property is located at **1099 Route 9** and is identified as **Tax Grid No.: 6156-02-690971** in the Town of Wappinger. (Redl)

Present: Frank Redl – Applicant

Mr. Ceru: Motion to approve the removal of tower to the front roof of the restaurant.

Ms. Versaci: Second the Motion.

Vote: All present voted Aye.

Extension:

18-3390 Riverview Land Company, LLC (Amended Site Plan): Seeking their second one year extension on an Amended Site Plan application and Special Use Permit for the construction of two new structures totaling 54,263 sf. that will replace an existing 42,381 sf. building on 6.5 acres in a GB Zoning District. The applicant is requesting this extension due to the Covid-19 pandemic. If granted, this extension would begin March 16, 2023 through March 15, 2024. The property is located at **157 River Road North** and is identified as **Tax Grid No. 6056-01-174862** in the Town of Wappinger. (Day & Stokosa) (Resolution approved on March 18, 2019)

Ms. Versaci: Motion to grant the application the extension from March 16, 2023 through March 15, 2024.

Mr. Maselli: Second the Motion.

Vote: All present voted Aye.

22-5218 Hammond, O'Leary & Witkowski Lot Line Re-alignment: Seeking a 90-day extension on a Lot Line Re-alignment between Nicole Hammond, Mary O'Leary and Sean & Jessica Witkowski in an R-20 Zoning District. This extension is being requested to allow the attorneys to finalize the legal documents. If granted, this extension will begin on March 6, 2023 through June 2, 2023. 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)

Ms. Versaci: Motion to grant the applicant the extension from March 6, 2023 through June 2, 2023.

Mr. Maselli: Second the Motion.

Vote: All present voted Aye.

19-5200 Obercreek Lot Line Re-alignment: Seeking a 6-months extension on a Lot Line Re-alignment for the consolidation of seven (7) existing tax parcels and seven (7) proposed lots on a combined total acreage of 32.85 in the R80 and R40/80 Zoning Districts. This extension is being requested to allow the Town to complete their review of the DOH approved documents submitted. If granted, this extension will begin on March 15, 2023 through September 14, 2023. The property is located on Creek Road, New Hamburg Road and Marlerville Road and is identified as Tax Grid Nos. 6057-02-772763(2.33) 6057-02-847758(20.31) 6057-02-849804(1.52), 6057-02-914890(7.00), 6057-02-948875(0.20), 6057-02-959870(0.67), 6057-02-987852(0.82) in the Town of Wappinger. (Chazen) (September 21, 2020 Public Hearing waived) (Lead Agency: September 22, 2020) (Negative Declaration: November 2, 2020) (Variances granted: December 8, 2020) (Preliminary and final approved: March 15, 2021)

Mr. Maselli:	Motion to grant the applicant the extension from March 15, 2023 through September 14, 2023.
Ms. Versaci:	Second the Motion.
Vote:	All present voted Aye.

Ms. Versaci:	Motion to adjourn.
Mr. Maselli:	Second the Motion.
Vote:	All present voted Aye.

Respectfully Submitted,

Adjourned: 9:05 pm

Bea Ogunti
Secretary
Planning Board & Zoning Board of Appeals