

MINUTES

**Town of Wappinger
Planning Board
April 3, 2023
Time: 7:00PM**

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

Summarized Minutes

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

Public Hearing:

CarMax Auto Superstore – Wappinger	Public Hearing opened Public Hearing adjourned to May 1, 2023
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Myers Corner Solar Farm	Public Hearing opened & closed Resubmit for April 17, 2023
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Discussion:

Aguado Subdivision	Resolution approved as written
Tassone Court addition	Resolution approved as written
Children’s Enrichment Project	Resolution approved as amended with easement
Verizon Wireless Communications	Resubmit Balloon Text set for April 19, 2023

Architectural Review:

Heritage Pergola for Patio	Approved as presented
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Mr. Freno: Motion to accept the Minutes from March 20, 2023.
Mr. Peratikos: Second the Motion.
Vote: All present voted Aye.

Video of the April 3, 2023 Planning Board Meeting:

<https://www.youtube.com/watch?v=GyKcCZVT4GQ&t=11s>

Public Hearing:

21-3439 (Site Plan) and 22-4100 (Special Use Permit) CarMax Auto Superstore – Wappinger: The Town of Wappinger Planning Board will conduct a Public Hearing on 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) (Adjourned to May 1, 2023)

Present: John Thatcher – Engineer, Bohler Engineering
Caryn Mlodzianowski – Engineer, Bohler Engineering
Richard O'Rourke – Attorney, Keane & Beane
Jennifer Gray – Attorney, Keane & Beane
Steven Hudak – Design Development Manager

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

Mr. Peratikos: Motion to adjourn the Public Hearing to May 1, 2023.
Mr. Freno: Second the Motion.
Vote: All present voted Aye.

23-3469 (Site Plan) and 23-4106 (Special Use Permit) Myers Corners Solar Farm – Lightstar: The Town of Wappinger Planning Board will conduct a Public Hearing on 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) (Public Hearing opened and closed: April 3, 2023)

Present: Jason Dickey – Lightstar

Motion to open the Public Hearing.

Second the Motion.

All present voted Aye.

Motion to close the Public Hearing.

Second the Motion.

All present voted Aye.

Applicant to re-submit by April 10, 2023 for the April 17, 2023 meeting.

Discussion:

22-5219 Aguado Subdivision: To vote 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) (Preliminary and Final Subdivision approved: April 3, 2023)

Dylan Aguado – Applicant

Motion to approve the Preliminary and Final Subdivision.

Second the Motion.

All present voted Aye.

21-3442 –Tassone Court addition of Commercial Use – Amended Site Plan: To vote on an Amended Site Plan application. The applicant is proposing to amend their site plan to include service use on 2.57 acres in an HB Zoning District. The property is located at **3-17 Route 9** and is identified as **Tax Grid No.: 6156-02-777882** in the Town of Wappinger. (Burns) (Public Hearing waived) (Resolution approved: April 3, 2023)

Steve Burns – Engineer

Motion to approve the resolution as written.

Second the Motion.

All present voted Aye.

Mr. Peratikos:	Motion to take a 5 minute break.
Mr. Freno:	Second the Motion.
Vote:	All present voted Aye.

Mr. Peratikos:	Motion to come back from break.
Mr. Freno:	Second the Motion.
Vote:	All present voted Aye.

22-3464 (Site Plan) and 22-4105 (Special Use Permit) Children's Enrichment Project, LLC: To discuss an amended Site Plan and Special Use Permit application previously approved on March 6, 2023. 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) (Amended resolution with easement approved: April 3, 2023)

Present: Brian Stokosa – Engineer

Mr. Anjos:	Motion to approve the resolution with change to include easement.
Mr. Peratikos:	Second the Motion.
Vote:	All present voted Aye.

23-3470 (Site Plan) and 23-4107 (Special Use Permit) Verizon Wireless Communications Facility – Diddell Road: To discuss a Site Plan application and Special Use Permit application. The applicant is proposing to install and operate a wireless service facility in an R-40/80 and R-3A Zoning Districts. The property is located off **Diddell Road** and is identified as **Tax Grid No.: 6359-01-480600** in the Town of Wappinger (Young / Sommer)

Present: Scott Olson – Attorney

Balloon Test on April 19, 2023.

Architectural Review:

23-3472 – Heritage Pergola for Patio: To discuss an Architectural Review application. The applicant is proposing to construct a pergola around the patio of their restaurant on 1.89 acres in an HB Zoning District. The property is located at **1379 Route 9** and is identified as **Tax Grid No.: 6157-02-594684** in the Town of Wappinger. (Camac)
(Approved: April 3, 2023)

Present: Jesse Camac – Applicant

Mr. Anjos:	Motion to approve the Architectural Review application as presented.
Ms. Versaci:	Second the Motion.
Vote:	All present voted Aye.

Mr. Peratikos:	Motion to adjourn.
Mr. Ceru:	Second the Motion.
Vote:	All present voted Aye.

Respectfully Submitted,

Adjourned: 9:47pm

Bea Ogunti
Secretary
Planning Board & Zoning Board of Appeals