

MINUTES

**Town of Wappinger
Planning Board
March 20, 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	Absent
	Mr. Anjos	Member	Present
	Mr. Freno	Member	Present
	Mr. Maselli	Member	Present
	Mr. Peratikos	Member	Present
	Ms. Versaci	Member	Absent

Others Present:

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:

Bertero Subdivision

Adjourned to May 15, 2023

Discussion:

Myers Corners Solar Farm – Lightstar
33 Middlebush Road Site Plan
Tassone Court addition of Commercial Use

Approved to fell trees
Re-submit
Planner authorized to prepare Resolution

Conceptual Review:

U-Haul Stage Door Road
Unshattered

Submit site plan application
Approved to operate retail & artisanal studio

Extension:

Myers Run, LLC Subdivision

Extension granted

Mr. Peratikos:	Motion to accept the Minutes from March 6, 2023.
Mr. Freno:	Second the Motion.
Vote:	All present voted Aye.

Video of the March 20, 2023 Planning Board Meeting:

<https://www.youtube.com/watch?v=QwWw9-SpFvc&list=PLeCjg2q5NIqIET7dXiSaUzTtSP1wGpkSI&index=65>

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) (Public Hearing adjourned to September 19, 2022) (Adjourned to October 17, 2022) (Adjourned to November 21, 2022) (Adjourned to January 18, 2023) (Adjourned to March 20, 2023) (Adjourned to May 15, 2023)

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 May 15, 2023.
Mr. Peratikos: Second the Motion.
Vote: All present voted Aye.

Discussion:

23-3469 (Site Plan) and 23-4106 (Special Use Permit) Myers Corners Solar Farm – Lightstar: To discuss felling of trees 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)

Present: Jason Dickey – Lightstar

Mr. Anjos:	Motion to approve the felling of trees.
Mr. Maselli:	Second the Motion.
Vote:	All present voted Aye.

Discussion Continues:

22-3454 - 33 Middlebush Road (Site Plan) and 19-5201 (Lot Line Consolidation):

To discuss a site plan application to convert the existing building for contractor storage and combining both lots dissolving the property line between the parcels by creating one lot. A Use Variance was granted on August 22, 2017 by the Zoning Board of Appeals for contractor storage on 1.75 acres in an R20/40 Zoning District. The property is located at **33 Middlebush Road** and is identified as **Tax Grid Nos.: 6157-01-414840** (0.88) and **6157-01-396837** (0.87) in the Town of Wappinger. (Use Variance granted: August 22, 2017) (Wojciekofsky)

Present: Troy Wojciekofsky – Engineer
John Favella – Applicant

Applicant to re-submit

21-3442 –Tassone Court addition of Commercial Use – Amended Site Plan: To discuss 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)

Present: Steve Burns – Engineer

Mr. Freno: Motion to authorize Town Planner to prepare Resolution for April 3, 2023.

Mr. Peratikos: Second the Motion.

Vote: All present voted Aye.

Mr. Maselli: Motion to waive the Public Hearing.

Mr. Peratikos: Second the Motion.

Vote: All present voted Aye.

Conceptual Review:

23-3466 – U-Haul Stage Door Road: To Discuss a Conceptual Review application. The applicant is proposing to remove the existing warehouse building and construct two (2) new buildings to operate their self-storage, U-Box, and truck/trailer rental business operations on a total of 7.40 acres in an HB Zoning District. The property is located at **Stage Door Road** and is identified as **Tax Grid Nos.: 6156-02-777824 (2.00 acres), 6156-02-771855 (0.64 acres), 6156-02-794847 (2.00 acres) and 6156-02-820883 (2.76 acres)** in the Town of Wappinger (Povall)

Present: Bill Povall – Engineer

Applicant to submit full Site Plan application

23-3471 – Unshattered: To discuss a Conceptual Review application. The applicant is proposing the following uses. Retail and artisanal studio on 5 acres in a CC Zoning District. The property is located at **1090 Route 376** and is identified as **Tax Grid No.: 6358-01-296627** in the Town of Wappinger. (Whalen)

Present: Steve Whalen – Architect
Kelly Lynguard – Applicant

Mr. Freno: Motion to approve use for retail and artisanal studio.
Mr. Peratikos: Second the Motion.
Vote: All present voted Aye.

Extension:

21-5212 Myers Run, LLC Subdivision: Seeking their first 90-day extension 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 applicant requesting this extension as they await Health Department and Department of Public Works review and completion of the project. If granted, this extension would begin April 2, 2023 through July 1, 2023. 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)

Mr. Peratikos: Motion to grant an extension from April 2, 2023 through July 1, 2023.
Mr. Maselli: Second the Motion.
Vote: All present voted Aye.

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

Respectfully Submitted,

Adjourned: 8:28 pm

Bea Ogunti
Secretary
Planning Board & Zoning Board of Appeals