

## MINUTES

Town of Wappinger  
Planning Board  
May 1, 2023  
Time: 7:00PM

Town Hall  
20 Middlebush Road  
Wappinger Falls, NY

### Summarized Minutes

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

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## **SUMMARY**

### **Adjourned Public Hearing:**

CarMax Auto Superstore – Wappinger	Adjourned to June 19, 2023
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### **Discussion:**

Myers Corners Solar Farm – Lightstar	Town Planner authorized to prepare Resolution for May 15, 2023
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### **Architectural Review:**

Mid-Hudson Subaru Signage	Resubmit
Lawrence Farm Store Front Renovation	Approved as presented

**Mr. Freno:** **Motion to accept the Minutes from April 3, 2023.**  
**Mr. Peratikos:** Second the Motion.  
**Vote:** All present voted Aye.

**Video of the May 1, 2023 Planning Board Meeting:**

**Part 1**

<https://www.youtube.com/watch?v=BIHMvRjhG3Y>

**Part 2**

<https://www.youtube.com/watch?v=Ko0bqa0VlkQ>

**Adjourned Public Hearing:**

**21-3439 (Site Plan) and 22-4100 (Special Use Permit) CarMax Auto Superstore – Wappinger:** The Town of Wappinger Planning Board will conduct an adjourned Public Hearing on a Site Plan application and Special Use Permit application. The applicant is proposing to construct a 4,300 square foot sales area, 800 square foot retail space, 2,600 square foot service area and 1,340 square foot 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) (Adjourned to June 19, 2023)

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

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

**Executive Session:**

**Mr. Freno:** Motion to go into Executive Session for attorney/client discussion.

Mr. Peratikos: Second the Motion.

Vote: All present voted Aye.

**Mr. Peratikos:** Motion to come out of Executive Session.

Mr. Freno: 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 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: Kyle McAdams – Lightstar  
Jason Dickey – Lightstar

Town Planner authorized to prepare resolution for  
May 15, 2023.

**Architectural Review:**

**23-3473 – Mid Hudson Subaru Signage:** To discuss an Architectural Review application. The applicant is proposing to replace and relocate pylon sign on 6.3 acres in an HB Zoning District. The property is located **1162 Route 9** and is identified as **Tax Grid No.: 6157-04-659168** in the Town of Wappinger. (LaBella)

Present: Kyle Bardwell – LaBella  
Brittany Micheline – LaBella

**23-3474 – Lawrence Farm Store Front Renovation:** To discuss an Architectural Review application. The applicant is proposing to renovate two storefronts with the same materials used in the existing J. Jill storefront on 10+ acres in an HB Zoning District. The property is located at **1083 Route 9** and is identified as **Tax Grid No.: 6156-02-710924** in the Town of Wappinger. (K&J Partners)

Present: John & Kyle Lawrence – Applicants

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

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

Respectfully Submitted,

Adjourned: 8:58 pm

Bea Ogunti  
Secretary  
Planning Board Secretary