

MINUTES

**Town of Wappinger
Planning Board
May 15, 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	Absent
	Mr. Peratikos	Member	Present
	Ms. Versaci	Member	Absent

Others Present:

Mr. Horan	Planning Board Attorney
Mr. Moore for	Planning Board Engineer
Mr. Simpson	Town Planner
Mrs. Roberti	Zoning Administrator
Mrs. Ogunti	Secretary

SUMMARY

Adjourned Public Hearing:

Bertero Subdivision	Adjourned to June 19, 2023
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Discussion:

Myers Corners Solar Farm – Lightstar	Resolution approved as written
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Torregrossa Subdivision	Resubmit
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Architectural Review:

Executive Park Building Signage	Approved as presented
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Extension:

Hammond, O’Leary & Witkowski Lot Line Re-alignment	Extension granted from June 2, 2023 to September 1, 2023
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Mr. Peratikos: Motion to accept the Minutes from May 1, 2023.
Mr. Freno: Second the Motion.
Vote: All present voted Aye.

Video of the May 15, 2023 Planning Board Meeting:

<https://www.youtube.com/watch?v=qEEWdKtyx-s&t=1265s>

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

Mr. Freno: Motion to adjourn to June 19, 2023.
Mr. Anjos: 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 vote 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: Kyle Adams – Lightstar
Jason Dickey – Lightstar

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

22-5222 – Torregrossa Subdivision: To discuss 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 Watt – Engineer, Day & Stokosa
Applicant to resubmit

Architectural Review:

23-3475 – Executive Park Building Signage: To discuss an Architectural Review application. The applicant is proposing the installation of uniform internally illuminated box signs on 3.10 acres in an HB Zoning District. The property is located at **1207 Route 9** and is identified as **Tax Grid No.: 6157-04-582220** in the Town of Wappinger. (GNS Group)

Present: Nancy Forrest – GNS Group

Mr. Anjos: Motion to approve with white lettering and black background.
Mr. Peratikos: Second the Motion.
Vote: All present voted Aye.

Extension:

22-5218 Hammond, O’Leary & Witkowski Lot Line Re-alignment: Seeking their second 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 June 2, 2023 through September 1, 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)

Mr. Freno: Motion to grant the Extension from June 2, 2023 through September 1, 2023.
Mr. Peratikos: Second the Motion.
Vote: All present voted Aye.

Mr. Freno:

Mr. Peratikos:

Vote:

Motion to adjourn.

Second the Motion.

All present voted Aye.

Respectfully Submitted,

Adjourned: 7:33 pm

Bea Ogunti
Secretary
Planning Board Secretary