

Minutes

**Town of Wappinger
Planning Board
June 19, 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	Present
	Mr. Peratikos	Member	Present
	Ms. Versaci	Member	Present

Others Present:

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

SUMMARY

Adjourned Public Hearing:

Bertero Subdivision	Adjourned to July 17, 2023
CarMax Auto Superstore	Public Hearing closed
	Planner authorized to draft resolution

Discussion:

Verizon Wireless – Diddell Road	Public Hearing set for July 17, 2023
Verizon Wireless – Kent Road	Public Hearing set for July 17, 2023
Verizon Wireless – Spook Hill Park	Public Hearing set for July 17, 2023

Conceptual Review:

Randolph School Sugar Shack	Resubmit Site Plan
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Extension:

Myers Run, LLC Subdivision	Extension granted
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Mr. Peratikos: Motion to accept the Minutes from June 5, 2023.
Mr. Peratikos: Second the Motion.
Vote: All present voted Aye.

Video of the June 19, 2023 Planning Board Meeting:

https://www.youtube.com/watch?v=8jNq2FkhL_c&list=PLcCjg2q5NIglET7dXiSaUzTtSP1wGpkSI&index=72

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) (Adjourned to June 19, 2023) (Adjourned to July 17, 2023)

Present: Alan Gilbert – Engineer, Gillespie & Associates

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

Ms. Versaci: Motion to adjourn to July 17, 2023.
Mr. Peratikos: Second the Motion.
Vote: All present voted Aye.

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 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) (Adjourned to June 19, 2023) (Public Hearing closed: 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. Peratikos:

Ms. Versaci:

Vote:

Motion to open the Adjourned Public Hearing.

Second the Motion.

All present voted Aye.

Mr. Peratikos:

Ms. Versaci:

Vote:

Motion to go into Executive Session for attorney/client discussion.

Second the Motion.

All present voted Aye.

Mr. Peratikos:

Mr. Ceru:

Vote:

Motion to come out of Executive Session.

Second the Motion.

All present voted Aye.

Mr. Ceru:

Ms. Versaci:

Vote:

Motion to close the Adjourned Public Hearing.

Second the Motion.

All present voted Aye.

Ms. Versaci:

Mr. Peratikos:

Vote:

Motion to approve the poll heights.

Second the Motion.

All present voted Aye.

Mr. Ceru:

Ms. Versaci:

Vote:

Motion to approve the parking dimension.

Second the Motion.

All present voted Aye.

Mr. Ceru:

Ms. Versaci:

Vote:

Motion to authorize the Town Planner to prepare the Resolution and Negative Declaration.

Second the Motion.

All present voted Aye.

DISCUSSION:

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

Ms. Versaci:

Mr. Peratikos:

Vote:

Motion to set a Public Hearing for July 17, 2023.

Second the Motion.

All present voted Aye.

23-3477 (Site Plan) and 23-4109 (Special Use Permit) Verizon Wireless – Kent Road

Small Wireless Facility: To discuss a Site Plan application and Special Use Permit application. The applicant is proposing to install a 50 foot (Class 2) wooden utility pole with one (1) antenna, equipment and utilities in an R20 Zoning District. The property is located at the corner of **Kent Road and Baldwin Drive** and is identified as **Tax Grid No.: 6157-01353724** in the Town of Wappinger. (Young / Sommer) (Balloon Test waived: June 19, 2023)

Present: Scott Olson – Attorney

Mr. Peratikos: Motion to waive the balloon test.

Ms. Versaci: Second the Motion.

Vote: All present voted Aye.

Ms. Versaci: Motion to set a Public Hearing for July 17, 2023.

Mr. Peratikos: Second the Motion.

Vote: All present voted Aye.

Mr. Peratikos: Motion to proceed with SEQRA in an uncoordinated review.

Mr. Ceru: Second the Motion.

Vote: All present voted Aye.

23-3478 (Site Plan) and 23-4110 (Special Use Permit) Verizon Wireless – Spook Hill

Park Small Wireless Facility: To discuss a Site Plan application and Special Use Permit application. The applicant is proposing to install a 50 foot (Class 2) wooden utility pole with one (1) antenna, equipment and utilities in an R20 Zoning District. The property is located at the corner of **Nancy Aleen Drive and Spook Hill Road** and is identified as **Tax Grid No.: 6157-01353724** in the Town of Wappinger. (Young / Sommer) (Balloon Test waived: June 19, 2023)

Present: Scott Olson – Attorney

Mr. Peratikos: Motion to waive the balloon test.

Ms. Versaci: Second the Motion.

Vote: All present voted Aye.

Ms. Versaci: Motion to set a Public Hearing for July 17, 2023.

Mr. Peratikos: Second the Motion.

Vote: All present voted Aye.

Mr. Peratikos: Motion to proceed with SEQRA in an uncoordinated review.

Mr. Ceru: Second the Motion.

Vote: All present voted Aye.

Conceptual Review:

23-3481 – Randolph School Sugar Shack / Lean To's: To discuss a Conceptual Review application. The applicant is proposing the construction of a Sugar Shack / Lean To's on school grounds to increase capacity and enhance a treasured curricular tradition on 4.3 acres in an R20/40 Zoning District. The property is located at **2467 Route 9D** and is identified as **Tax Grid No.: 6157-01-216814** in the Town of Wappinger. (Kaplan)

Present: Joshua Kaplan – Applicant

Applicant to resubmit site plan with short EAF.

Extension:

21-5212 – Myers Run, LLC Subdivision: Seeking their second 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 July 2, 2023 through September 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 the extension from July 2, 2023 through September 1, 2023.**

Mr. Ceru: Second the Motion.

Vote: All present voted Aye.

Mr. Ceru: **Motion to Adjourn.**

Ms. Versaci: Second the Motion.

Vote: All present voted Aye.

Respectfully Submitted,

Adjourned: 8:55 PM

Bea Ogunti
Secretary
Zoning Board of Appeals