

**Town of Wappinger  
Planning Board  
August 7, 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	Present
	Mr. Freno	Member	Present
	Mr. Maselli	Member	Present
	Mr. Peratikos	Member	Absent
	Ms. Versaci:	Member	Present

**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**

**Discussion:**

Bertero Subdivision	Resolution approved as written
CarMax Auto Superstore	Resolution approved as written
Mountainview Ranch Lot Line	Resubmit
Re-alignment	
U-Haul Stage Door Road Site Plan	Circulate for Lead Agency
& Lot Consolidation	
Kimmel Subdivision	Town Planner to draft Resolution
Joey Estates	Resubmit

**Conceptual Review:**

Moonrise Bagels	Town Planner to re-write Resolution
	Public Hearing waived

**Extension:**

Hammond, O'Leary & Witkowski Lot Line	Extension granted
Myers Run, LLC Subdivision	Extension granted

**Mr. Freno:** Motion to accept the Minutes from July 17, 2023.  
**Mr. Maselli :** Second the Motion.  
**Vote:** All present voted Aye.

**Video of the August 7, 2023 Planning Board Meeting:**

<https://www.youtube.com/watch?v=lfAhHDn48aQ&list=PLcCjg2q5NIqLE7dXiSaUzTtSP1wGpkSI&index=75>

**Discussion:**

**22-5202 – Bertero Subdivision:** To vote 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) (Uncoordinated review: July 17, 2023) (Public Hearing closed: July 17, 2023) (Approved: August 7, 2023)

**Present:** Mike Gillespie – Engineer

**Mr. Ceru:** Motion to approve the Resolution as written.  
**Ms. Versaci:** Second the Motion.  
**Vote:** All present voted Aye.

**21-3439 – (Site Plan) and 22-4100 (Special Use Permit) CarMax Auto Superstore – Wappinger:** To vote 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) (Public Hearing opened: April 3, 2023) (Adjourned to May 1, 2023) (Adjourned to June 19, 2023) (Public Hearing closed: June 19, 2023) (Approved: August 7, 2023)

**Present:** John Thatcher – Engineer, Bohler Engineering  
Caryn Mlodzianowski – Engineer, Bohler Engineering  
Robert O'Rourke – Attorney, Keane & Beane  
Brian Pulsefer – CarMax

**Ms. Versaci:** Motion to approve the Resolution as written.  
**Mr. Maselli:** Second the Motion.  
**Vote:** All present voted Aye.

**23-5225 – Mountainview Ranch Lot Line Re-alignment:** To discuss a Lot Line Re-alignment. The applicant is proposing to reconfigure the lot lines between four (3) lots from a subdivision in the 1980s in an R40/80 Zoning District. The properties are located as follows: **90 Smith Crossing Road and 50 Ostuni Way** and they are identified as **Tax Grid Nos.: 6359-01-134683 (59.63 acres), 6359-01-050625 (16.16 acres), 6359-01-182562 (30.39 acres)** in the Town of Wappinger. (Ostuni)

**Present:** John Ostuni – Applicant  
  
Applicant to resubmit.

**23-3466 – (Site Plan) and 23-4112 (Special Use Permit) U-Haul Stage Door Road:** To discuss a Site Plan and Special Use Permit 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

**Ms. Versaci:** Motion to circulate for Lead Agency.  
**Mr. Ceru:** Second the Motion.  
**Vote:** All present voted Aye.

**23-5226 – U-Haul Stage Door Road Lot Consolidation:** To discuss a Lot Consolidation application. The applicant is proposing to consolidate four (4) lots for the development of a new U-Haul facility 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

**Ms. Versaci:** Motion to Circulate for Lead Agency.  
**Mr. Ceru:** Second the Motion.  
**Vote:** All present voted Aye.

**18-5192 – Kimmel Subdivision:** To discuss a Subdivision application to subdivide and create four (4) lots and an additional one (1) lot for a total of five (5) lots on 13.6 acres in an R40 Zoning District. The property is located at **325 Pine Ridge Drive** and is identified as **Tax Grid Nos. 6257-04-624259 (1.3), 6257-04-608305 (8.0) and 6257-04-647304 (4.3)** in the Town of Wappinger (Hudson Land Design) (Lead Agency: June 20, 2022) (Public Hearing: August 1, 2022) (Adjourned to September 19, 2022) (Adjourned to October 17, 2022) (Adjourned to November 7, 2022) (Public Hearing closed: November 7, 2022)

Present: Eric Rogge – Engineer

**Mr. Freno:** **Motion to authorize the Town Planner to draft the Resolution.**

Ms. Versaci: Second the Motion.

Vote: All present voted Aye.

**23-5224 – Joey Estates:** To discuss a conventional Subdivision application. The applicant is proposing approval for an 88 lot subdivision on 139 acres in an R-40/80 Zoning District. The property is located at **Cedar Hill Road** and is identified as **Tax Grid No.: 6257-03-247036** in the Town of Wappinger. (Day & Stokosa)

Present: Amy Bombardieri – Engineer  
John Goetz – Applicant  
Ken Stenger – Attorney

Resubmit

**Conceptual Review:**

**23-3484 – Moonrise Bagels:** To discuss a Conceptual Review application. The applicant is proposing to operate a bagel shop on 1.89 acres in an HB Zoning District. The property is located at **1383 Route 9** and is identified as **Tax Grid No.: 6157-02-594684** in the Town of Wappinger. (Tinkelman)

Present: Steve Tinkelman – Applicant  
Robert Turner – Architect

**Mr. Ceru:** **Motion to authorize the Town Planner to re-write the Resolution of approval and review the parking.**

Mr. Freno: Second the Motion.

Vote: All present voted Aye.

**Mr. Maselli:** **Motion to waive the Public Hearing.**

Mr. Freno: Second the Motion.

Vote: All present voted Aye.

### Extension:

**22-5218 Hammond, O’Leary & Witkowski Lot Line Re-alignment:** Seeking their third 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 September 1, 2023 through December 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. Ceru:** Motion to grant the applicant the Extension from September 1, 2023 through December 1, 2023.

Ms. Versaci: Second the Motion.

Vote: All present voted Aye.

**21-5212 – Myers Run, LLC Subdivision:** Seeking their third 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 September 1, 2023 through December 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. Ceru:** Motion to grant the applicant the Extension from September 1, 2023 through December 1, 2023.

Mr. Freno: Second the Motion.

Vote: All present voted Aye.

**Mr. Freno:**  
Mr. Maselli:  
Vote:

**Motion to adjourn.**  
Second the Motion.  
All present voted Aye.

Respectfully Submitted,

Adjourned: 8:32 pm

Bea Ogunti  
Secretary  
Zoning Board of Appeals