

Mr. Marinaccio: Motion to accept the Minutes from July 18, 2022.
Mr. Peratikos: Second the Motion.
Vote: All present voted Aye.

Video of the August 1, 2022 Planning Board Meeting:

https://www.youtube.com/watch?v=H_DcGao3HbY

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)

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

Mr. Freno: Motion to adjourn the Public Hearing to **September 7, 2022.**
Ms. Versaci: Second the Motion.
Vote: All present voted Aye.

Public Hearing:

18-5192 Kimmel Subdivision: The Town of Wappinger Planning Board will conduct a public hearing on 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)

Present: Eric Rogge, Engineer – Hudson Land Design

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

Mr. Marinaccio: **Motion to adjourn the Public Hearing to September 19, 2022.**
Ms. Versaci: Second the Motion.
Vote: All present voted Aye.

Site visit on August 3, 2022.

RESIDENTS WHO SPOKE:

Elizabeth Takacs, 110 Van Voorhis Terrace, Wappingers Falls, NY
Ronald Wynn, 381 Old Hopewell Road, Wappingers Falls, NY
Brian Rhea, 304 Pine Ridge Drive, Wappingers Falls, NY
Bernadette Bode, 12 Winfield Terrace, Wappingers Falls, NY
Irma Farfaro, 383 Old Hopewell Road, Wappingers Falls, NY
Francis Poplees, 293 Pine Ridge Drive, Wappingers Falls, NY
Richard Farfaro, 389 Old Hopewell Road, Wappingers Falls, NY
Mariann Farrauto, 381 Old Hopewell Road, Wappingers Falls, NY

Discussion:

21-3448 (Site Plan) / 21-4095 (Special Use Permit) – Jiffy Lube Multi-Care: To vote on a Site Plan application and Special Use Permit. The applicant is proposing a quick oil change facility and automotive service on 0.78 acres in a SC Zoning District. The property is located at **1506 Route 9** and is identified as **Tax Grid No.: 6157-02-653974** in the Town of Wappinger. (Malawski) (Variance: December 14, 2021) (Public Hearing opened: June 6, 2022 and adjourned to June 20, 2022, adjourned to July 6, 2022, adjourned to July 18, 2022) (Public Hearing closed: July 18, 2022)

Present: Brady Carluccio – Project Manager

Mr. Peratikos: **Motion to approve the Resolution.**
Mr. Maselli: Second the Motion.
Vote: All present voted Aye.

22-5218 Hammond, O’Leary & Witkowski Lot Line Re-alignment: To discuss a Lot Line Re-alignment between Nicole Hammond, Mary O’Leary and Sean & Jessica Witkowski in an R-20 Zoning District. 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)

Present: Bill Povall, Engineer – Povall Engineering

Mr. Freno: **Motion to waive the Public Hearing.**
Mr. Marinaccio: Second the Motion.
Vote: All present voted Aye.

Mr. Marinaccio: **Motion to authorize the Town Planner to prepare a Resolution for September 7, 2022.**
Mr. Freno: Second the Motion.
Vote: All present voted Aye.

Conceptual Review:

22-5219 Aguado Subdivision: To discuss a Conceptual Review application. The applicant is proposing to subdivide into two (2) individual building lots on 34.4 acres in an R-40 Zoning District. The property is located on **Ketchamtown Road** and is identified as **Tax Grid No.: 6157-03-070275** in the Town of Wappinger. (Povall)

Present: Bill Povall, Engineer – Povall Engineering

Applicant to submit full application.

Ms. Versaci: **Motion to adjourn.**
Mr. Marinaccio: Second the Motion.
Vote: All present voted Aye.

Respectfully Submitted,

Adjourned: 8:11 pm

Bea Ogunti
Secretary
Zoning Board of Appeals