

**Town of Wappinger
Planning Board
September 19, 2022
Time: 7:00PM**

**Town Hall
20 Middlebush Road
Wappinger Falls, NY**

Summarized Minutes

<u>Members:</u>	Mr. Flower	Chairman	Present
	Mr. Ceru	Member	Present
	Mr. Freno	Member	Present
	Mr. Anjos	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. Setaro	Planning Board Engineer
Mr. Simpson	Town Planner
Mrs. Roberti	Zoning Administrator
Mrs. Ogunti	Secretary

SUMMARY

Adjourned Public Hearing:

Kimmel Subdivision
Bertero Subdivision

Adjourned to October 17, 2022
Adjourned to October 17, 2022

Public Hearing:

Cooper Road Conversion of Existing
Residential Structure to Multi-family Dwelling

Public Hearing opened & closed

Discussion:

Fun Max Adventure Park, LLC
Myers Run, LLC Subdivision

Public Hearing on October 17, 2022
Town Planner authorized to
prepare Final Resolution

Extension:

Smith 3-Lot Subdivision

Extension granted from
October 4, 2022 through
January 3, 2023

Video of the September 19, 2022 Planning Board Meeting:

<https://www.youtube.com/watch?v=J07xLCBSy7g&list=PLcCjg2q5NlglET7dXiSaUzTtSP1wGpkSI&index=55>

Mr. Peratikos: Motion to accept the Minutes from
September 7, 2022.

Mr. Freno: Second the Motion.

Roll Call Vote: All present voted Aye.

Adjourned Public Hearing:

18-5192 Kimmel Subdivision: The Town of Wappinger Planning Board will conduct an adjourned 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) (Public Hearing: August 1, 2022) (Adjourned to September 19, 2022)

Present: Eric Rogge – Engineer
Timothy Kimmel – Applicant

Mr. Maselli: Motion to open the Adjourned Public Hearing.

Mr. Peratikos: Second the Motion.

Vote: All present voted Aye.

Mr. Freno: Motion to authorize Pete Setaro to write a letter to
Board of Health requesting the number of residents
that had abandoned wells and replaced them.

Mr. Peratikos: Second the Motion.

Vote: All present voted Aye.

RESIDENTS WHO SPOKE:

Elizabeth Takacs, 110 Van Voohris Terrace, Wappingers Falls, NY
Jefferey Bucciero, 184 Smithtown Road, Fishkill, NY

RESIDENTS INTERESTED IN BEING NOTIFIED OF WELL TEST:

Donald Denardo, 21 Maple Path, Fishkill, NY 12524
Jeff Bucciero, 184 Smithtown Road, Fishkill, NY 12524
James W. Finger, 147 Smithtown Road, Fishkill, NY 12524
Katherine Henstebeck, 9 Bayen Drive, Fishkill, NY 12524

Mr. Peratikos: Motion to adjourn the Public Hearing to
October 17, 2022.
Mr. Maselli: Second the Motion.
Vote: All present voted Aye.

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)

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

Mr. Freno: Motion to adjourn the Public Hearing to
October 17, 2022.
Mr. Peratikos: Second the Motion.
Vote: All present voted Aye.

Public Hearing:

22-3458 (Site Plan) and 22-4102 (Special Use Permit) – Cooper Road Conversion of Existing Residential Structure to Multi-family Dwelling: The Town of Wappinger Planning Board will conduct public hearing on a Site Plan application and Special Use Permit. The applicant is proposing to convert an existing residential building into 4 multi-family dwelling units on 3.62 acres in an R20 Zoning District. The property is located at **135 Cooper Road** and is identified as **Tax Grid No.: 6156-02-871849** in the Town of Wappinger. (Day & Stokosa)

Present: Amy Bombardieri – Engineer
John Goetz – Applicant

Mr. Peratikos: Motion to authorize the Town Planner to prepare a Final Resolution.

Mr. Freno: Second the Motion.

Vote: All present voted Aye.

Miscellaneous:

21-3446 (Site Plan) – 21-4094 (Special Use Permit) Dutchess County Casa Italiana, LLC – (Italian Center) Amended Site Plan:

To vote on an amended Site Plan and Special Use Permit on 4.91 acres in an R40 Zoning District. The applicant is proposing the installation of a bocce court and other minor site modifications such as reconfiguration of the parking spaces and relocation of exterior stairs in the rear. The property is located at **1195 Route 376** and is identified as **Tax Grid No.: 6358-01-180843** in the Town of Wappinger. (Gillespie) (Public Hearing waived: October 18, 2021) (Approved: November 1, 2021)

Mr. Peratikos: Motion to approve the removal of dumpster to another location other than what was originally approved.

Mr. Freno: Second the Motion.

Vote: All present voted Aye.

Extension:

20-5211 Smith 3-Lot Subdivision: Seeking a 90-day extension of the Preliminary and Final Subdivision Plat on a 3-Lot Subdivision application on 3.98 acres in an R-20 Zoning District. The applicant is proposing to subdivide the existing lot that consists of a residential house with a carriage house and garage into 3 residential lots. The applicant is requesting this extension to allow time to finalize the conditions of the resolution. If granted, this extension will begin from October 4, 2022 through January 3, 2023. The property is located at **3 Losee Road** and is identified as **Tax Grid No. 6157-02-899515** in the Town of Wappinger. (Paggi) (Public Hearing closed: July 7, 2021) (Lead Agency: August 24, 2021) (Approved: October 4, 2021)

Mr. Peratikos: Motion to grant a 90-day Extension from October 4, 2022 through January 3, 2023.

Mr. Maselli: Second the Motion.

Vote: All present voted Aye.

Mr. Peratikos:

Mr. Maselli:

Vote:

Motion to adjourn.

Second the Motion.

All present voted Aye.

Respectfully Submitted,

Adjourned: 8:21 pm

Bea Ogunti
Secretary
Planning Board