

**TOWN OF WAPPINGER**

**PLANNING BOARD**

**PROJECT NAME:** Children's Enrichment Project, LLC Amended Site Plan & Special Use Permit

**MEETING DATE:** October 17, 2022

**ACCOUNT NUMBER:** 22-3464 (Site Plan) and 22-4105 (Special Use Permit)

**DATE PREPARED:** September 30, 2022

X  SITE PLAN     X  SPECIAL USE PERMIT      SUBDIVISION

**THE ATTACHED HAS BEEN REFERRED TO YOU FOR YOUR COMMENTS AND RECOMMENDATIONS. PLEASE SUBMIT ANY COMMENTS TO THE TOWN OF WAPPINGER PLANNING BOARD, 20 MIDDLEBUSH ROAD, WAPPINGERS FALLS, NY 12590 WITHIN FIFTEEN (15) DAYS.**

1  TOWN FILE  
 7  TOWN OF WAPPINGER PLANNING BOARD  
 1  ENGINEER TO THE TOWN  
 1  PLANNER TO THE TOWN  
 1  ATTORNEY TO THE TOWN  
  HIGHWAY SUPERINTENDENT  
 1  FIRE PREVENTION BUREAU  
  RECREATION  
  ARMY CORP. OF ENGINEERS  
 1  DUTCHESS COUNTY DEPT. OF PLANNING  
 1  DUTCHESS COUNTY DEPT. OF PUBLIC WORKS  
  NEW YORK STATE DEPT. OF TRANSPORTATION  
 1  DUTCHESS COUNTY DEPT. OF HEALTH  
 1  DUTCHESS COUNTY SOIL & WATER  
  NYS DEPT OF D.E.C  
  TOWN OF FISHKILL  
  TOWN OF EAST FISHKILL  
  TOWN OF LAGRANGE  
  VILLAGE OF WAPPINGER PLANNING BOARD  
  BUILDING INSPECTOR  
 1  ZONING ADMINISTRATOR-BARBARA ROBERTI  
  TOWN CLERK  
  CAMO POLUTION  
  STORM WATER MANAGEMENT (WALTER ARTUS)  
  CENTRAL HUDSON

\*\*\*\*\* PLEASE NOTE ANY VIOLATIONS UPON YOUR REVIEW\*\*\*\*\*

SEP 26 2022

Planning Department  
Town of Wappinger

## TOWN OF WAPPINGER PLANNING BOARD

Application No. 22-3464Date Received: 9-30-22Fee Received: \$2,250.00Escrow Received: \$3,750.00

## APPLICATION FOR SITE PLAN APPROVAL

TITLE OF PROJECT: Children's Enrichment Project, LLC Amended Site Plan

Location of Property: 2321-2325 ROUTE 9D, HUGHSONVILLE, NY 12537

## NAME &amp; ADDRESS OF APPLICANT (Corporation or Individual):

LARA TABATZNIK

75 OAK HOLLOW ROAD,	GARRISON	NEW YORK	10524
Street	Town	State	Zip
LARA TABATZNIK	646-771-5013	LARA.TABATZNIK@GMAIL.COM	
Contact Person	Phone Number	Email	

## NAME &amp; ADDRESS OF OWNER (Corporation or Individual):

CHILDREN'S ENRICHMENT PROJECT, LLC, ANDREW MYERS

53 WHITE STREET, SUITE M	NEW YORK	NEW YORK	10013
Street	Town	State	Zip
ANDREW MYERS	0 795 685 4206	MYERSUK@MA.COM	
Contact Person	Phone Number	Email	

Grid No. 135689-6057-02-987580

Please specify use or uses of building and amount of floor area devoted to each:

Existing Use: RETAILProposed Use: PRIVATE CLUB FOR PARENTS AND THEIR CHILDREN FOR CHILDHOOD ENRICHMENTExisting Sq. Footage: 4845 Use: RETAILProposed Sq. footage: 5120 Use: PRIVATE CLUB FOR PARENTS AND THEIR CHILDREN FOR CHILDHOOD ENRICHMENTLocation of Property: 2321-2325 ROUTE 9D, HUGHSONVILLE, NY 12537Zoning District: HM-HAMLET MIXED USE DISTRICT Acreage: 1.4 ACRESAnticipated No. of Employees: 0Existing No. of Parking Spaces: 12Proposed No. of Parking Spaces: 10 + 1 HANDICAP

CHILDREN'S ENRICHMENT PROJECT, LLC

CHILDREN'S ENRICHMENT PROJECT LLC


Type Name (Corporation, LLC, Individual, etc.)

092222

Date

+ 7956854206

Owner's Telephone No.

  
Owner or representative's signature

ANDREW MYERS, MANAGER

ANDREW MYERS (MANAGER)

Type Name and Title \*\*\*

53 WHITE STREET, SUITE B1, NY NY 10013

Owner's Address

MAILING ADDRESS

**\*\*\*If this is a Corporation or LLC please provide documentation of authority to sign.**

Note: \*The applicant is responsible for the cost involved in publishing the required legal notice in the local newspaper;

\* If Special Use Permit for the above use has been applied for, please check ☒.

• Application Fees are non-refundable.



TOWN OF WAPPINGER PLANNING BOARD  
SPECIAL USE PERMIT

Application No. 22-4105  
Date Received: 9-30-22  
Fee Received: \$500.00  
Escrow Received: ✓

IN ACCORDANCE WITH THE PROVISIONS OF SECTION 240-53 OF THE TOWN OF WAPPINGER ZONING LAW, I HEREBY MAKE APPLICATION TO THE PLANNING BOARD OR TOWN BOARD FOR THE ISSUANCE OF A SPECIAL PERMIT FOR THE USE OF:

PROJECT NAME Children's Enrichment Project, LLC Special Use Permit

GRID NO. 135689-6057-02-987580 ZONING DISTRICT HM

PROPERTY LOCATION 2321-2325 ROUTE 9D, HUGHSONVILLE, NY 12537

NAME & ADDRESS OF APPLICANT (Corporation or Individual):  
LARA TABATZNIK

<u>75 OAK HOLLOW ROAD,</u>	<u>GARRISON,</u>	<u>NEW YORK,</u>	<u>10524</u>
Street	Town	State	Zip
<u>LARA TABATZNIK</u>		<u>646-771-5013</u>	<u>LARA.TABATZNIK@GMAIL.COM</u>
Contact Person		Phone Number	Email

NAME & ADDRESS OF OWNER (Corporation or Individual):

CHILDREN'S ENRICHMENT PROJECT, LLC

<u>53 WHITE STREET, SUITE M</u>	<u>NEW YORK</u>	<u>NEW YORK</u>	<u>10013</u>
Street	Town	State	Zip
<u>ANDREW MYERS</u>		<u>0 795 685 4206</u>	<u>MYERSUK@MA.COM</u>
Contact Person		Phone Number	Email

Pursuant to section(s): 240 ART VII

II. CONCURRENTLY WITH THE ABOVE APPLICATION, AND IN ACCORDANCE WITH THE PROVISIONS OF SECTION 450 OF SAID ORDINANCE, I HEREBY MAKE APPLICATION FOR SITE PLAN APPROVAL OF THE FOLLOWING PLANS TO CONDUCT SUCH USE ON THE AFORESAID PARCEL.

III.

MAP TITLED: AMENDED SITE PLAN FOR CHILDREN'S ENRICHMENT PROJECT  
PREPARED BY: DAY STOKOSA ENGINEERING, BRIAN STOKOSA  
DATED: 9-23-2022

III. I HAVE, AS PART OF THESE CONCURRENT APPLICATIONS, SUBMITTED A "STATEMENT OF USE" WHICH FULLY DESCRIBES THE OPERATION AND MAINTENANCE OF SAID USE LISTED IN THE APPLICATION: (Use EXTRA SHEET IF NECESSARY)

SEE ATTACHED

**Continued page 2 for Special Use Permit**

CHILDREN'S ENRICHMENT PROJECT, LLC

Type Name (Corporation, LLC, Individual, etc.)

09/26/2022

Date

646-771-5013

Owner's Telephone No.

Owner or representative's signature  
LARA TABATZNIK

Type Name and Title  
75 OAK HOLLOW ROAD, GARRISON, NEW YORK, 10524

Owner's Address

**\*\*\*If this is a Corporation or LLC please provide documentation of authority to sign.**

- 
- **THE REQUIRED FEES (NON-REFUNDABLE) AND PLANS MUST ACCOMPANY THE APPLICATION.**
- **APPLICANT IS RESPONSIBLE FOR THE COSTS INVOLVED IN PUBLISHING THE REQUIRED LEGAL NOTICE IN THE LOCAL NEWSPAPER.**



RECEIVED

SEP 26 2022

Planning Department  
Town of Wappinger



Town of Wappinger  
20 Middlebush Road  
Wappingers Falls, NY 12590

Planning Department  
Office: 845.297.1373 ~ Fax: 845.297.0399  
www.townofwappinger.org

### Owner Consent Form

*To be filed when the applicant is not the building or property owner*

Project # 22-3464 Date: 9-30-22  
Grid # 6057-02-987580 Zoning District: HM

Location of project:  
2321-2325 ROUTE 9D, HUGHSONVILLE, NY 12537

Name of Applicant: LARA TABATZNIK  
Print name ( Corporation, LLC, Individual, etc.)

Description of project: THE APPLICANT WISHES TO OBTAIN A CHANGE OF USE  
AND A SPECIAL USE PERMIT FOR AN EXISTING COMMERCIAL SITE TO CONVERT  
THE SITE TO A PRIVATE CLUB FOR PARENTS AND THEIR CHILDREN

I, ANDREW MYERS, MANAGER OR CLERK of  
owner of the above

land/site/building hereby give permission for the Town of Wappinger to approve or deny the above  
application in accordance with local and state codes and ordinances.

CHILDRENS FURNITURE PROJECT LLC  
Print name ( Corporation, LLC, Individual, etc.)

092222  
Date

+44 7956 854 206  
Owner's Telephone No.

[Signature]  
Owner or representative's signature

ANDREW MYERS (MANAGER)  
Print Name and Title \*\*\*

53 WHITE STREET, SUITE M, NY  
Owner's Address NY 10013

\*\*\*If this is a Corporation or LLC please provide documentation of authority to sign.

If this is a subdivision application, please provide a copy of the deed.



Children's Enrichment Project LLC  
Mailing Address  
53 White Street  
Suite M  
New York  
NY 10013

Date: 22<sup>nd</sup> September 2022

To whom it may concern;

This letter is to give authorization for Lara Tabatznik to be the applicant and to be original signature on behalf of Children's Enrichment Project LLC for this submission.

Please let me know if you have any questions

Many thanks,

A handwritten signature in black ink that appears to read "A. Myers".

Andrew Myers  
Manager Children's Enrichment Project LLC

Children's Enrichment Project LLC  
53 White Street, Suite M  
New York, NY 10013



**Tenants of Children's Enrichment Project LLC**

Wild Roots is our first initiative spun out of Oak Hollow, a private membership association. We are a 508(c)1a faith-based organization, with a focus and dedication to nature.

We offer members services, including children enrichment programs, holistic healing, permaculture education and family events. Our organization creates opportunities for parents and children to gather to honor nature and human nature.