

MEMORANDUM

To: Bruce M. Flower, Chairman,
and the Town of Wappinger Planning Board

Date: October 14, 2022

Subject: **K-9 Clippers – Special Permit**
Tax Lot 6056-03-347470

As requested, we reviewed the application of K-9 Clippers made by Anniel Balaker (the “Owner” and “Applicant”) for Special Permit Approval.

The Property

The subject property is a 0.37-acre lot located at 102 Chelsea Road, and is designated as tax lot 6056-03-347470 on the Town of Wappinger tax maps and is located within the R-20 Residential District (the “Subject Property” or “Site”).

The Proposal

The Applicant seeks approval for a home occupation to operate a dog groomers studio in their home. The dog groomer would be used to provide services to 2-3 dogs per day between the hours of 8am-4pm, Wednesday-Saturday. The Applicant has stated in their narrative that the existing driveway can accommodate 4 cars currently and that customers would not need to park on the street. (the “Project” or “Proposed Action”).

Submission

The Applicant has submitted for review an Application for Special Use Permit dated 9/25/22; a Short Environmental Assessment Form (SEAF) dated 9/25/22; and a project narrative dated 9/23/22.

We offer the following comments for your consideration.

REVIEW COMMENTS

1. SEQRA. The Proposed Action is considered a Type II action pursuant to SEQRA. No further SEQRA action is required.
2. Special Permit – Home Occupation. The plan and narrative appear to be in compliance with the specifications of a Home Occupation which requires a Special Permit in the R-20 district.

We look forward to discussing our comments with you. If you have any questions with respect to the above, please let us know.

Malcolm Simpson
Planner

cc: James Horan, Esq.
Barbara Roberti
Jon Bodendorf, PE
Michael Sheehan
Anniel Balaker (Applicant)

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