

## MINUTES

**Town of Wappinger  
Planning Board  
October 17, 2022  
Time: 7:00PM**

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

### Summarized Minutes

<b><u>Members:</u></b>	Mr. Flower	Chairman	Present
	Mr. Anjos	Member	Present
	Mr. Ceru	Member	Present
	Mr. Freno	Member	Present
	Mr. Maselli	Member	Absent
	Mr. Peratikos	Member	Present
	Mr. Versaci:	Member	Present

### **Others Present:**

Mr. Horan	Planning Board Attorney
Mr. Simpson	Town Engineer
Mr. Moore for Mr. Bodendorf	Planning Board Engineer
Mrs. Roberti	Zoning Administrator
Mrs. Ogunti	Secretary

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## **SUMMARY**

### **Adjourned Public Hearing:**

Kimmel Subdivision	Adjourned to November 7, 2022
Bertero Subdivision	Adjourned to November 21, 2022

### **Public Hearing:**

Fun Max Adventure Park, LLC	Public Hearing open & closed
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### **Discussion:**

K-9 Clippers Dog Grooming	Public Hearing on November 7, 2022
Children's Enrichment Project, LLC	Public Hearing on November 21, 2022

### **Extension:**

Obercreek Lot Line Re-alignment	Extension granted retroactively from March 15, 2022 through March 14, 2023
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**Video of the October 17, 2022 Planning Board Meeting:**

[https://www.youtube.com/watch?v=W51Dj\\_7qA\\_8&list=PLcCjg2q5NlglET7dXiSaUzTtSP1wGpkSI&index=57](https://www.youtube.com/watch?v=W51Dj_7qA_8&list=PLcCjg2q5NlglET7dXiSaUzTtSP1wGpkSI&index=57)

**Mr. Peratikos:** **Motion to accept the Minutes from October 3, 2022.**

Mr. Freno: Second the Motion.

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) (Adjourned to October 17, 2022)

**Mr. Peratikos:** **Motion to open the Adjourned Public Hearing.**

Ms. Versaci: Second the Motion.

Vote: All present voted Aye.

**Mr. Freno:** **Motion to adjourn the Public Hearing to November 7, 2022.**

Mr. Peratikos: 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) (Adjourned to October 17, 2022)

**Mr. Peratikos:** **Motion to open the Adjourned Public Hearing.**

Mr. Freno: Second the Motion.

Vote: All present voted Aye.

**Public Hearing:**

**22-3460 (Site Plan) and 22-4103 (Special Use Permit) Fun Max Adventure Park, LLC – Wappinger Amended Site Plan:** The Town of Wappinger Planning Board will conduct a public hearing on an amended Site Plan application and Special Use Permit application. The applicant is proposing to renovate the interior of an existing vacant space for the construction of a 58,000 square foot trampoline park on 86.8 acres in a SC Zoning District. The Property is located at **1357 Route 9** and is identified as **Tax Grid No.: 6157-02-707773** in the Town of Wappinger. (Whalen)

Present: Stephen Whalen – Architect

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

**Mr. Peratikos:** **Motion to close the Public Hearing.**  
Ms. Versaci: Second the Motion.  
Vote: All present voted Aye.

**Mr. Anjos:** **Motion to authorize the Town Planner to**  
**prepare the Resolution for November 7, 2022.**  
Ms. Versaci: Second the Motion.  
Vote: All present voted Aye.

**Discussion:**

**22-4104 K-9 Clippers, Inc. Dog Grooming:** To discuss a Special Use Permit application. The applicant is proposing to conduct a dog grooming service in her home on 0.37 acres in an R-20 Zoning District. The property is located at **102 Chelsea Road** and is identified as **Tax Grid No.: 6056-03-347470** in the Town of Wappinger. (Balaker)

Present: Anniel Balaker – Applicant

**Ms. Versaci:** **Motion to set the Public Hearing for**  
**November 7, 2022.**  
Mr. Anjos: Second the Motion.  
Vote: All present voted Aye.

**22-3464 (Site Plan) and 22-4105 (Special Use Permit) Children's Enrichment Project, LLC:**

To discuss an amended Site Plan and Special Use Permit application. The applicant is proposing to conduct a private club for parents and their children for childhood enrichment on 1.4 acres in an HM Zoning District. The property is located at **2321-2325 Route 9D** and is identified as **Tax Grid No.: 6057-02-987580** in the Town of Wappinger. (Day & Stokosa)

Present: Brian Stokosa – Engineer  
Lara Tabatznik – Applicant  
Andrew Myers – Applicant

**Extension:**

**19-5200 Obercreek Lot Line Re-alignment:** Seeking their first extension on preliminary and final on a Lot Line Re-alignment for the consolidation of seven (7) existing tax parcels and seven (7) proposed lots on a combined total acreage of 32.85 in the R80 and R40/80 Zoning Districts. The applicant is requesting this extension to allow time for Health Department approval. If granted, this extension will begin retroactively from March 15, 2022 through March 14, 2023. The property is located on **Creek Road, New Hamburg Road and Marlerville Road** and is identified as **Tax Grid Nos. 6057-02-772763(2.33) 6057-02-847758(20.31) 6057-02-849804(1.52), 6057-02-914890(7.00), 6057-02-948875(0.20), 6057-02-959870(0.67), 6057-02-987852(0.82)** in the Town of Wappinger. (Chazen) (September 21, 2020 Public Hearing waived) (Lead Agency: September 22, 2020) (Negative Declaration: November 2, 2020) (Variances granted: December 8, 2020) (Preliminary & Final: March 15, 2021)

Present: Alex Reese – Applicant

**Mr. Peratikos:** **Motion to retroactively grant the applicant an extension from March 15, 2022 through March 14, 2023.**

Mr. Freno: Second the Motion.  
Vote: All present voted Aye.

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

Respectfully Submitted,

Adjourned: 7:48 pm  
Bea Ogunti  
Secretary  
Zoning Board of Appeals