

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

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

Summarized Minutes

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

Others Present:

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

SUMMARY

Adjourned Public Hearing:

Kimmel Subdivision

Public Hearing closed
Resubmit for December 5, 2022

Public Hearing:

Mid-Hudson Islamic Association

Public Hearing closed
Town Planner authorized to prepare
Resolution for November 21, 2022

K-9 Clippers, Inc. Dog Grooming

Public Hearing closed
Town Planner authorized to prepare
Resolution for November 21, 2022

Discussion:

Fun Max Adventure Park, LLC

Resolution approved as written

CarMax Auto Superstore – Wappinger

Resubmit

Video of the November 7, 2022 Planning Board Meeting – Part 1:

<https://www.youtube.com/watch?v=QoTo8ixRG1E&list=PLcCjg2q5NlglET7dXiSaUzTtSP1wGpkSI&index=58>

Video of the November 7, 2022 Planning Board Meeting – Part 2:

<https://www.youtube.com/watch?v=t-d9Kz0W4ZE&list=PLcCjg2q5NlglET7dXiSaUzTtSP1wGpkSI&index=59&t=377s>

Mr. Freno:

Ms. Versaci:

Vote:

Motion to accept the Minutes from October 17, 2022.

Second the Motion.

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) (Adjourned to November 7, 2022) (Public Hearing closed: November 7, 2022)

Present:

Eric Rogge – Engineer

Ms. Versaci:

Mr. Freno:

Vote:

Motion to open the Public Hearing.

Second the Motion.

All present voted Aye.

Mr. Peratikos:

Mr. Maselli:

Vote:

Motion to close the Public Hearing.

Second the Motion.

All present voted Aye.

Resubmit for December 5, 2022 meeting.

Public Hearing:

22-3463 (Site Plan) and 22-5221 (Lot Line Consolidation) Mid-Hudson Islamic Association Amended Site Plan and Lot Line Consolidation: The Town of Wappinger Planning Board will conduct an Amended Site Plan and Lot Line Consolidation. The applicant is proposing to consolidate four (4) parcels into one and make minor site modifications including the installation of a tent and an existing asphalt pad and a 100' x 120' gravel area to serve as overflow parking on an as need basis in an R40 Zoning District. The property is located at and identified as **Tax Grid Nos.: 6258-02-628535 (125 All Angels Hill Road – 4.26 acres); 6258-04-664485 (133 All Angels Hill Road – 12.07 acres); 6258-02-647552 (218 Myers Corners Road - 0.43 acres) and 6258-02-640551 – 0.116 acres)** in the Town of Wappinger. (Andrews) (October 3, 2022: Two feet contour waived) (Public Hearing closed: November 7, 2022)

Present: John Andrews – Engineer

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

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

Mr. Peratikos:	Motion to authorize the Town Planner to prepare a resolution for November 21, 2022 meeting.
Ms. Versaci:	Second the Motion.
Vote:	All present voted Aye.

22-4104 K-9 Clippers, Inc. Dog Grooming: The Town of Wappinger Planning Board will conduct a public hearing on 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. (Public Hearing closed: November 7, 2022)

Present: Anniel Balaker – Applicant

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

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

Mr. Peratikos: Motion to authorize the Town Planner to prepare a resolution for November 21, 2022 meeting.

Mr. Maselli: Second the Motion.

Vote: All present voted Aye.

Discussion:

22-3460 (Site Plan) and 22-4103 (Special Use Permit) Fun Max Adventure Park, LLC – Wappinger Amended Site Plan: To vote 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) (Resolution approved: November 7, 2022)

Mr. Freno: Motion to approve the resolution as written.

Mr. Peratikos: Second the Motion.

Vote: All present voted Aye.

21-3439 (Site Plan) and 22-4100 (Special Use Permit) CarMax Auto Superstore – Wappinger: To discuss a Site Plan application and Special Use Permit application. The applicant is proposing to construct a 4,300 square feet sales area, 800 square feet retail space, 2,600 square feet service area and 1,340 square feet car wash area on 7.57 acres in an HB Zoning District. The property is located at **1105-1115 Route 9** and is identified as **Tax Grid No.: 6156-02-664986** in the Town of Wappinger. (Bohler Engineering) (Lead Agency: May 12, 2022)

Present: Richard O'Rourke – Attorney, Keane & Beane
John Thatcher – Director, Centerpoint
Steven Hudak – Design Development Manager

Applicant to resubmit

Mr. Peratikos: Motion to go into Executive Session for attorney/client discussion. (8:18pm)

Mr. Freno: Second the Motion.

Vote: All present voted Aye.

Mr. Freno: Motion to come out of Executive Session. (8:51pm)

Mr. Peratikos: Second the Motion.

Vote: All present voted Aye.

Miscellaneous:

Executive Session

Mr. Freno: **Motion to go into Executive Session for attorney/client discussion. (9:33pm)**

Mr. Peratikos: Second the Motion.

Vote: All present voted Aye.

Mr. Peratikos: **Motion to adjourn.**

Mr. Freno: Second the Motion.

Vote: All present voted Aye.

Respectfully Submitted,

Adjourned: 9:34pm

Bea Ogunti
Secretary
Zoning Board of Appeals