

**Town of Wappinger
Planning Board
November 21, 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	Absent

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:

Bertero Subdivision

Adjourned to January 18, 2023

Public Hearing:

Children's Enrichment Project, LLC

Public Hearing opened & closed
Adjourned to February 6, 2023

Discussion:

Mid-Hudson Islamic Association

Lot Line Consolidation approved
Amended Site Plan approved

K-9 Clippers, Inc. Dog Grooming

Approved as amended

Cooper Road Conversion of Existing
Residential Structure to Multi-family

Town Planner authorized to prepare
resolution for December 5, 2022

Miscellaneous:

2023 meeting dates

Approved

Video of the November 21, 2022 Planning Board Meeting:

Part 1:

<https://www.youtube.com/watch?v=4xunx5XpQVk&list=PLcCjg2q5NIglET7dXiSaUzTtSP1wGpkSI&index=60&t=169s>

Part 2:

<https://www.youtube.com/watch?v=9oCw-k59Qj4&list=PLcCjg2q5NIglET7dXiSaUzTtSP1wGpkSI&index=61>

Mr. Freno:	Motion to accept the Minutes from November 21, 2022.
Mr. Maselli:	Second the Motion.
Vote:	All present voted Aye.

Adjourned Public Hearing:

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) (Adjourned to November 21, 2022) (Adjourned to January 18, 2023)

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

Mr. Maselli:	Motion to adjourn the Public Hearing to January 18, 2023.
Mr. Peratikos:	Second the Motion.
Vote:	All present voted Aye.

Public Hearing:

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

The Town of Wappinger Planning Board will conduct a public hearing on 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) (Public Hearing adjourned February 6, 2023)

Present: Brian Stokosa – Engineer

Mr. Freno: Motion to open the Public Hearing.

Mr. Peratikos: Second the Motion.

Vote: All present voted Aye.

Mr. Maselli: Motion to adjourn the Public Hearing to February 6, 2023.

Mr. Peratikos: Second the Motion.

Vote: All present voted Aye.

Mr. Maselli: Motion to refer the applicant to the ZBA for a variance.

Mr. Peratikos: Second the Motion.

Vote: All present voted Aye.

Discussion:

22-3463 (Site Plan) and 22-5221 (Lot Line Consolidation) Mid-Hudson Islamic Association Amended Site Plan and Lot Line Consolidation:

To vote on 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) (November 7, 2022: Public Hearing closed) (Lot Line Consolidation approved November 21, 2022) (Site Plan approved November 18, 2022)

Present: John Andrews – Engineer

Mr. Ceru: **Motion to approve the Lot Line Consolidation as written.**

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

Mr. Freno: **Motion to approve the amended Site Plan as written.**

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

22-4104 K-9 Clippers, Inc. Dog Grooming: To vote 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 opened & closed: November 7, 2022) (Approved on November 21, 2022)

Present: Anniel Balaker – Applicant

Mr. Freno: **Motion to approve the resolution as amended.**

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

Mr. Peratikos: **Motion to go into Executive Session for attorney/client discussion.**

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

Mr. Freno: **Motion to come out of Executive Session.**

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

No decision were made.

22-3458 (Site Plan) and 22-4102 (Special Use Permit) – Cooper Road Conversion of Existing Residential Structure to Multi-family Dwelling: To discuss 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) (Public Hearing closed: September 17, 2022)

Present: Amy Bombardieri – Engineer

Mr. Peratikos: Motion to authorize the Town Planner to prepare the resolution.

Mr. Maselli: Second the Motion.

Vote: All present voted Aye.

Miscellaneous:

Vote on 2023 meeting dates.

Mr. Ceru: Motion to approve the 2023 meeting dates.

Mr. Maselli: Second the Motion.

Vote: All present voted Aye.

Lil'V Farm, LLC – Two (2) Lot Subdivision

PB Application No.: 22-002

Tax Map Parcel No.: 6156-03-218433

Mr. Maselli: Motion to authorize the Planning Board Secretary to send memorandum to the Town of Fishkill Clerk that the Town has no interest in this property and has not objection to the map being filed.

Mr. Ceru: Second the Motion.

Vote: All present voted Aye.

Mr. Marinaccio: **Motion to adjourn.**

Mr. Peratikos: Second the Motion.

Vote: All present voted Aye.

Respectfully Submitted,

Adjourned: 8:31 pm

Bea Ogunti
Secretary
Zoning Board of Appeals