

**Town of Wappinger  
Planning Board  
September 6, 2023  
Time: 7:00PM**

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

Summarized Minutes

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

**Others Present:**

Mr. Horan	Planning Board Attorney
Mr. Bodendorf	Planning Board Engineer
Mr. Simpson	Town Planner
Mrs. Ogunti	Secretary

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**SUMMARY**

**Adjourned Public Hearing:**

Verizon Wireless – Diddell Road	Public Hearing adjourned to October 16, 2023
Verizon Wireless – Kent Road	Public Hearing opened & closed
	Town Planner authorized to prepare Resolution
Verizon Wireless – Spook Hill Park	Public Hearing adjourned to October 16, 2023

**Discussion:**

Kimmel Subdivision	Resolution approved as written
Adams of Wappinger, LLC Remodel	Public Hearing waived
	Town Planner authorized to prepare Resolution
Obercreek Farm Brewery & Tasting Room	Public Hearing set for October 2, 2023

**Conceptual Review:**

DC Sports Renovation	Submit full site plan application
Central Bark Hudson Valley	Applicant asked to be removed from agenda

**Mr. Freno:** Motion to accept the Minutes from August 7, 2023.  
**Mr. Peratikos:** Second the Motion.  
**Vote:** All present voted Aye.

**Video of the September 6, 2023 Planning Board Meeting:**

<https://www.youtube.com/watch?v=XeYugGd-ljE>

**Adjourned Public Hearing:**

**23-3470 (Site Plan) and 23-4107 (Special Use Permit) Verizon Wireless**

**Communications Facility – Diddell Road:** The Town of Wappinger Planning Board will conduct an Adjourned Public Hearing on a Site Plan application and Special Use Permit application. The applicant is proposing to install 124 foot height monopole and operate a wireless service facility in an R-40/80 and R-3A Zoning Districts. The property is located off **Diddell Road** and is identified as **Tax Grid No.: 6359-01-480600** in the Town of Wappinger. (Young / Sommer) (Public Hearing opened and adjourned: to September 6, 2023) (Public Hearing Adjourned to October 16, 2023)

**Present:** Scott Olson – Attorney, Young & Sommer  
Brian Sarchie – Verizon

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

**PUBLIC COMMENTS:**

Tim & Jessica Toulan  
87 Diddell Road  
Wappingers Falls, NY 12590

Jose Seco  
117 Diddell Road  
Wappingers Falls, NY 12590

**Mr. Peratikos:** Motion to adjourn the Public Hearing to  
**October 16, 2023.**  
**Mr. Maselli:** Second the Motion.  
**Vote:** All present voted Aye.

**23-3477 (Site Plan) and 23-4109 (Special Use Permit) Verizon Wireless – Kent Road Small Wireless Facility:** The Town of Wappinger Planning Board will conduct

**Road Small Wireless Facility:** The Town of Wappinger Planning Board will conduct an Adjourned Public Hearing on a Site Plan application and Special Use Permit application. The applicant is proposing to install a 50 foot (Class 2) wooden utility pole with one (1) antenna, equipment and utilities in an R20 Zoning District. The property is located at the corner of **Kent Road and Baldwin Drive** and is identified as **Tax Grid No.: 6157-01353724** in the Town of Wappinger. (Public Hearing opened and adjourned: to September 6, 2023) (Young / Sommer)

Present: Scott Olson – Attorney, Young & Sommer  
Brian Sarchie – Verizon

<b>Mr. Freno:</b>	<b>Motion to open the Adjourned Public Hearing.</b>
Mr. Peratikos:	Second the Motion.
Vote:	All present voted Aye.

**PUBLIC COMMENTS:**

No Comments

<b>Mr. Peratikos:</b>	<b>Motion to close the Adjourned Public Hearing.</b>
Mr. Freno:	Second the Motion.
Vote:	All present voted Aye.

**Mr. Peratikos:** Motion to authorize the Town Planner to prepare the Resolution for October 16, 2023 with the following conditions:

- 1. Highway Superintendent must sign-off.**
- 2. Must provide copy of agreement with Central Hudson regarding right-a-way.**

**23-3478 (Site Plan) and 23-4110 (Special Use Permit) Verizon Wireless – Spook Hill Park Small Wireless Facility:** The Town of Wappinger Planning Board will

**Hill Park Small Wireless Facility:** The Town of Wappinger Planning Board will conduct an Adjourned Public Hearing on a Site Plan application and Special Use Permit application. The applicant is proposing to install a 50 foot (Class 2) wooden utility pole with one (1) antenna, equipment and utilities in an R20 Zoning District. The property is located at the corner of **Nancy Aleen Drive and Spook Hill Road** and is identified as **Tax Grid No.: 6157-01353724** in the Town of Wappinger. (Public Hearing opened and adjourned: to September 6, 2023) (Young / Sommer)

Present: Scott Olson – Attorney, Young & Sommer  
Brian Sarchie – Verizon

<b>Mr. Maselli:</b>	<b>Motion to open the Adjourned Public Hearing.</b>
Mr. Peratikos:	Second the Motion.
Vote:	All present voted Aye.

**PUBLIC COMMENTS:**

Delia & Jason Engstrom  
21 Spook Hill Road  
Wappingers Falls, NY 12590

<b>Mr. Ceru:</b>	<b>Motion to adjourn the Public Hearing to October 16, 2023.</b>
Mr. Peratikos:	Second the Motion.
Vote:	All present voted Aye.

**Discussion:**

**18-5192 – Kimmel Subdivision:** To vote 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) (Lead Agency: June 21, 2022) (Preliminary and Final Subdivision approved: September 6, 2023)

Present: Eric Rogge – Engineer

<b>Mr. Freno:</b>	<b>Motion to approve the Resolution as written.</b>
Mr. Peratikos:	Second the Motion.
Vote:	All present voted Aye.

**23-3479 – Adams of Wappinger, LLC Remodel:** To discuss an amended Site Plan application. The applicant is proposing remodeling of the existing Adams Fairacre Farms Store to include additional parking, relocation of fire hydrant, extending sidewalk and reconfiguring selected departments to enhance customer traffic floor in an HB Zoning District. The property is located at **160 Old Post Road** and is identified as **Tax Grid No.: 6157-04-647343** in the Town of Wappinger. (Betcher) (Public Hearing waived: September 6, 2023)

Present: Steve Betcher – Adams representative

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

**Mr. Peratikos:** **Motion to authorize the Town Planner to prepare the Resolution pending submission by October 2, 2023.**  
**Mr. Maselli:** Second the Motion.  
**Vote:** All present voted Aye.

**23-3482 (Site Plan) and 23-4111 (Special Use Permit) – Obercreek Farm Brewery & Tasting Room Site Plan:** To discuss a Site Plan and Special Use Permit (Section 240-55) application. The applicant is proposing the construction of a brewery (5,000 sf), tasting room (4,500 sf) and farm stand (1,250 sf.) on 20.04 acres in an R-80 Zoning District. The property is located at **81 New Hamburg Road** and is identified as **Tax Grid No.: 6057-02-847758** in the Town of Wappinger. (LaBella)

**Present:** Kyle Ahern – Engineer, LaBella  
Alex Reese – Applicant

**Mr. Peratikos:** **Motion to schedule the Public Hearing for October 2, 2023.**  
**Mr. Freno:** Second the Motion.  
**Vote:** All present voted Aye.

**Conceptual Review:**

**23-3485 – DC Sports Renovation:** To discuss a Conceptual Review application. The applicant is proposing the modification of an existing bumper boat pool and turn it into a 3-story outdoor ropes course on 2.95 acres in an HD Zoning District. The property is located at **1630 Route 9** and is identified as **Tax Grid No.: 6158-04-551329** in the Town of Wappinger. (Pizzarelli)

**Present:** Donald Pizzarelli – Applicant  
  
Resubmit full site plan application.

**23-3486 – Central Bark Hudson Valley – Wappinger:** To discuss a Conceptual Review Application. The applicant is proposing to build and operate a Dog Day Care & Veterinary Clinic on 62.09 acres (vacant land) in an R40/80 Zoning District. The property is located on **Route 9D** and is identified as **Tax Grid No.: 6057-04-964107 in the Town of Wappinger.** (Donofrio)

Applicant asked to be removed from the agenda.

**Mr. Peratikos:**

Mr. Freno:

Vote:

**Motion to adjourn.**

Second the Motion.

All present voted Aye.

Respectfully Submitted,

Adjourned: 8:41pm

Bea Ogunti  
Secretary  
Zoning Board of Appeals