

## MINUTES

**Town of Wappinger Planning Board**  
**February 5, 2024**  
**Time: 7:00PM**

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

### Summarized Minutes

<b><u>Members:</u></b>	Mr. Flower	Chairman	Present
	Mr. Barth	Member	Present
	Mr. Freno	Member	Present
	Mr. Glorioso	Member	Present
	Mr. Meehan	Member	Absent
	Mr. Peratikos	Member	Present
	Mr. Truss	Member	Present
	Mr. Horan	Planning Board Attorney	
	Mr. Bodendorf	Planning Board Engineer	
	Mr. Simpson	Town Planner	
	Mrs. Roberti	Zoning Administrator	
	Mrs. Ogunti	Secretary	

---

## SUMMARY

### Discussion:

CubeSmart Outside Storage of Recreational Vehicles	Approved as Written
DC Sports Renovation	Resubmit
Village Crest Apartments Laundry & Gym addition	Public Hearing Waived Planner authorized to draft a Resolution
Tyburczy, Hundley & Carpenter Lot Line Re-alignment	Public Hearing Waived Resubmit

### Conceptual Review:

Old State Road (561-563) Amended Site Plan	Submit full Site Plan Application
---	-----------------------------------

<b>Mr. Peratikos:</b>	<b>Motion to accept the Minutes from January 10 and 17, 2024.</b>
Mr. Freno:	Second the Motion.
Vote:	All present voted Aye.

**Video of the February 5, 2024 Planning Board Meeting:**

[https://www.youtube.com/watch?v=V5SbCWn\\_agc](https://www.youtube.com/watch?v=V5SbCWn_agc)

### Discussion:

**23-3488 – CubeSmart Outside Storage of Recreational Vehicles – Amended Site Plan:** To vote on an amended site plan application. The applicant is proposing to add outside storage for recreational vehicles to an existing self-storage site on 30.81 acres in a COP Zoning District. The property is located at **169 Myers Corners Road** and is identified as **Tax Grid No.: 6258-03-278358** in the Town of Wappinger. (Day & Stokosa) (Public Hearing waived: November 20, 2023) (Approved: February 5, 2024)

Present: Mark Day – Engineer, Day & Stokosa

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

**23-3485 – DC Sports Renovation:** To discuss an amended Site Plan and Special Use Permit application. The applicant is proposing a state-of-the art ropes/aerial course inside 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: Dan Pizzarelli – Applicant  
Applicant to resubmit.

**24-3489 – Village Crest Apartments Laundry / Gym Addition (Amended Site Plan):**

To discuss an amended Site Plan application. The applicant is proposing to construct two (2) new laundry / gym buildings in an RMF-5 Zoning District. The property is located at **510 Maloney Road** and is identified as **Tax Grid Nos.: 6259-02-635855 (11.2 acres) and 6259-02-705840 (11.4 acres)** in the Town of Wappinger. (Povall)  
(Public Hearing waived: February 5, 2024)

Present: Bill Povall – Engineer, Povall Engineering

**Mr. Freno: Motion to waive the Public Hearing.**

Mr. Peratikos: Second the Motion.

Vote: All present voted Aye.

**Mr. Freno:** Motion to authorize the Planner to prepare the Resolution for the March 18, 2024 meeting.

Mr. Peratikos: Second the Motion.

Vote: All present voted Aye.

**24-5229 – Tyburczy, Hundley & Carpenter Lot Line Re-alignment:** To discuss a Lot Line Re-alignment application between Nicholas Tyburczy, Sharon Hundley and Matthew Carpenter. The owner, Nicholas Tyburczy residing at 109 Caroline Drive, E is proposing to convey 0.144 acres to the owners of 15 Thorn Acres Drive in an R20 Zoning District. The properties are as follows:

**109 Caroline Drive, E. Tax Grid No.: 6056-03-227366 (Nicholas Tyburczy-1.15 acres)**

**15 Thorn Acres Drive. Tax Grid No.: 6056-03-223388** (Sharon Hundley & Matthew Carpenter-0.34 acres) in the Town of Wappinger. (Tyburczy)

Present: Nicholas Tyburchy – Applicant

Applicant to resubmit.

### Conceptual Review:

**23-3487 – Old State Road (561-563):** To discuss a Conceptual Review application.

The applicant is proposing to keep the existing 1-family, 2-story residential building and convert the existing 1-story retail building to an 800 sf. residential single-family apartment and a 450 sf. office to be utilized by the applicant on 1.778 acres in an HB Zoning District. The property is located at **561-563 Old State Road** and is identified as **Tax Grid No.: 6157-02-580777** in the Town of Wappinger. (Day & Stokosa)

Present: Mark Day – Engineer, Day & Stokosa

Resubmit full Site Plan application.

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

Mr. Freno: Second the Motion.

Vote: All present voted Aye.

**Mr. Freno:** **Motion to adjourn.**

Mr. Peratikos: Second the Motion.

Vote: All present voted Aye.

Respectfully Submitted,

Adjourned: 8:05 pm

Bea Ogunti  
Secretary  
Planning Board & Zoning Board of Appeals