

MINUTES

**Town of Wappinger
Planning Board
March 18, 2024
Time: 7:00PM**

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

Summarized Minutes

<u>Members:</u>	Mr. Flower	Chairman	Present
	Mr. Barth	Member	Absent
	Mr. Freno	Member	Present
	Mr. Glorioso	Member	Present
	Mr. Meehan	Member	Present
	Mr. Peratikos	Member	Present
	Mr. Truss	Member	Present

<u>Others Present:</u>	Mr. Barnett	Planning Board Attorney
	Mr. Paggi	Planning Board Engineer
	Mr. Simpson	Town Planner
	Mrs. Roberti	Zoning Administrator
	Mrs. Ogunti	Secretary

SUMMARY

Public Hearing:

DC Sports Renovation

Public Hearing adjourned to April 15, 2024.
Site visit on April 1, 2024.
Go to ZBA for 75 feet setback from state road

Discussion:

Village Crest Apartments

Laundry/Gym addition

Resolution approved as amended.

Tyburczy, Hundley & Carpenter

Lot Line Re-alignment

Public Hearing waived.

Planner authorized to prepare Resolution.

U-Haul Stage Door Road Lot Line,

Site Plan & Special Use Permit

Resubmit.

Old State Road (561-563) Amended

Site Plan

Resubmit.

Central Hudson Gas & Electric

Chelsea

Resubmit full Site Plan & SWPPP application.

Conceptual Review:

Iglesia Cristiana El Sembrador

Addition

Resubmit Site Plan application.

Mr. Peratikos:	Motion to accept the Minutes from March 4, 2024.
Mr. Freno:	Second the Motion.
Vote:	All present voted Aye.

Video of the March 18, 2024 Planning Board Meeting:

<https://www.youtube.com/watch?v=seOqjw24uTQ&list=PLeCjq2q5NlqIET7dXiSaUzTtSP1wGpkSI&index=85>

Public Hearing:

23-3485 – DC Sports Renovation: 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 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: Ray Vanvoorhis – Applicant’s Architect
Dan Pizzarelli – Applicant

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

PUBLIC COMMENTS:

Javier Carlos Justiniano
6 Walnut Drive
Wappingers Falls, NY 12590

Applicant to go to ZBA for 75 feet setback from State Road.

Mr. Peratikos:	Motion to adjourn the Public Hearing to April 15, 2024.
Mr. Freno:	Second the Motion.
Vote:	All present voted Aye.

Mr. Peratikos: **Motion to set a site visit for April 1, 2024 after the Planning Board meeting.**
Mr. Freno: Second the Motion.
Vote: All present voted Aye.

Discussion:

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

To vote on 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 – Applicant's Engineer

Mr. Freno: Motion to approve the Resolution as amended.

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 0.138 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 Tyburchy-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. (Tyburchy) (Public Hearing waived: March 18, 2024)

Present: Nicholas Tyburczy – Applicant

Mr. Peratikos: Motion to waive the Public Hearing.

Mr. Glorioso: Second the Motion.

Vote: All present voted Aye.

Mr. Peratikos: Motion to authorize the Town Planner to prepare a Resolution for April 1, 2024.

Mr. Freno: Second the Motion.

Vote: All present voted Aye.

Discussion Continues:

23-3466 – (Site Plan) and 23-4112 (Special Use Permit) U-Haul Stage Door Road:

To discuss a Site Plan and Special Use Permit application. The applicant is proposing to remove the existing warehouse building and construct two (2) new buildings to operate their self-storage, U-Box, and truck/trailer rental business operations on a total of 7.40 acres in an HB Zoning District. The property is located at **Stage Door Road** and is identified as **Tax Grid Nos.: 6156-02-777824 (2.00 acres), 6156-02-771855 (0.64 acres), 6156-02-794847 (2.00 acres) and 6156-02-820883 (2.76 acres)** in the Town of Wappinger (Povall) (Lead Agency: August 7, 2023)

Present: Bill Povall – Applicant’s Engineer

Resubmit

23-5226 – U-Haul Stage Door Road Lot Consolidation: To discuss a Lot Consolidation application. The applicant is proposing to consolidate four (4) lots for the development of a new U-Haul facility on a total of 7.40 acres in an HB Zoning District. The property is located at **Stage Door Road** and is identified as **Tax Grid Nos.: 6156-02-777824 (2.00 acres), 6156-02-771855 (0.64 acres), 6156-02-794847 (2.00 acres) and 6156-02-820883 (2.76 acres)** in the Town of Wappinger (Povall) (Lead Agency: August 22, 2023)

Present: Bill Povall – Applicant’s Engineer

Resubmit

23-3487 – Old State Road (561-563) Amended Site Plan: To discuss a Site Plan 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: Brian Stokosa – Applicant’s Engineer

Board authorized Planner to review revised parking area.

Resubmit

Discussion Continues:

24-3493 – Central Hudson Gas & Electric – Chelsea HPFF DC Cable Terminal Replacement: To discuss a Site Plan application. The applicant is proposing to move the existing utility electrical transition station away from the steep slope on a total of 19.18 acres in an R40/80 Zoning District. The property is located at **114 Carnwath Farms Lane** and is identified as **Tax Grid No.: 6057-03-397080** in the Town of Wappinger. (Reid)

Present: Morris Reid – Engineer, Central Hudson
Dave Tompkins – CHA Consulting
Kaitlyn Walner – Real Property, Central Hudson

Resubmit full Site Plan application with SWPPP.

Conceptual Review:

24-3494 – Iglesia Cristiana El Sembrador Addition: To discuss a Conceptual Review application. The applicant is proposing to construct four additional meeting rooms in their existing 2-story church to include multi-function rooms, 2 bathrooms, office and storage on 1.3 acres in an HM Zoning District. The property is located at **2368 Route 9D** and is identified as **Tax Grid No.: 6157-01-083615** in the Town of Wappinger. (DeFonseca)

Present: Carlos DeFonseca – Applicant’s Architect
Eddy De La Hoz – Paster

Resubmit full Site Plan application.

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

Respectfully Submitted,

Adjourned: 9:05 pm

Bea Ogunti
Secretary
Planning Board & Zoning Board of Appeals