

MINUTES

**Town of Wappinger
Planning Board
April 15, 2024
Time: 7:00PM**

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

Summarized Minutes

<u>Members:</u>	Mr. Flower	Chairman	Present
	Mr. Barth	Member	Present
	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. Subrize	Deputy Zoning Administrator
	Mrs. Bea Ogunti	Planning Board Secretary

SUMMARY

Adjourned Public Hearing:

DC Sports Renovation	Public Hearing closed. Town Planner authorized to prepare Resolution for May 6, 2024.
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Suben Subdivision	Adjourned to May 6, 2024.
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Discussion:

Jackson Photovoltaic Ground Mounted Solar	Resubmit
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Conceptual Review:

Al's Auto Repair Amended Site Plan	Submit Amended Site Plan application.
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Mr. Peratikos:

Mr. Barth:	Motion to accept the Minutes from April 1, 2024.
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	Second the Motion.
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Vote: All present voted Aye.

Video of the April 15, 2024 Planning Board Meeting:

<https://www.youtube.com/watch?v=3iiWknvYAD8&list=PLcCjg2q5NlgIET7dXiSaUzTtSP1wGpkSI&index=87>

Adjourned Public Hearing:

23-3485 – DC Sports Renovation: The Town of Wappinger Planning Board will conduct an Adjourned 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) (Variance: April 9, 2024)

Present: Raymond Vanvoorhis – Applicant’s Architect
Dan Pizzarelli – Applicant

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

Mr. Peratikos: **Motion not to plant 3 to 4 non-matured trees as recommended by the Zoning Board of Appeals.**
Mr. Freno: Second the Motion.
Vote: All present voted Aye.

With respect to the Hold Harmless agreement, the Planning Board attorney considers this a non-issue and will take no action.

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

Mr. Peratikos: **Motion to authorize the Town Planner to prepare a Resolution for May 6, 2024 meeting.**

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

23-5228 – Suben, LLC Subdivision: The Town of Wappinger Planning Board will conduct an Adjourned Public Hearing on a Subdivision application. The applicant is proposing to subdivide two (2) residential lots on 3.1 acres in an R-20 Zoning District. The property is located at the corner of **New Hackensack Road and Widmer Road** and is identified as **Tax Grid No.: 6158-04-632426** in the Town of Wappinger. (Hudson Land Design) (Lead Agency: March 12, 2024) (Public Hearing adjourned to April 15, 2024)

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

PUBLIC COMMENTS:

Ines Augie
10 Widmer Road
Wappingers Falls, NY 12590

Mr. Meehan: Motion to adjourn the Public Hearing to May 6, 2024.
Mr. Glorioso: Second the Motion.
Vote: All present voted Aye.

Mr. Peratikos: Motion to approve John Andrews to review this project moving forward.
Mr. Barth: Second the Motion.
Vote: All present voted Aye.

Discussion:

24-4116 – Jackson Photovoltaic Ground Mounted Solar: To discuss a Special Use Permit for the installation of a 16.400kW ground mounted solar array consisting of 40 panels on 2.8 acres in an R20/40 Zoning District. The property is located at **25 Dugan Lane** and is identified as **Tax Grid No.: 6356-01-027985** in the Town of Wappinger. (Infinity Energy)

Present: Jan Bergus – Applicant’s representative.

Applicant to submit FEAf.

Mr. Truss: **Motion to schedule a site visit for Wednesday, April 24, 2024 at 5:00pm.**

Mr. Meehan: Second the Motion.

Vote: All present voted Aye.

Conceptual Review:

24-3496 – Al’s Auto Repair Amended Site Plan: To discuss a Conceptual Review application. The applicant is proposing a tow truck and storage business in his existing auto repair shop on .80 acres in an HB Zoning District. The property is located at **60 Middlebush Road** and is identified as **Tax Grid No.: 6157-02-580887** in the Town of Wappinger. (Gargano)

Present: Rob Gargano – Applicant
Alfonse Gargano – Applicant

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

Respectfully Submitted,

Adjourned: 7:42 pm

Bea Ogunti
Secretary
Planning Board & Zoning Board