

Mr. Peratikos: Motion to accept the Minutes from June 17, 2024.
Mr. Freno: Second the Motion.
Vote: All present voted Aye.

Video of the July 15, 2024 Planning Board Meeting:

<https://www.youtube.com/watch?v=zmXT2QTwlkA>

Public Hearing:

23-3487 – Old State Road (561-563) Amended Site Plan: The Town of Wappinger Planning Board will conduct a Public Hearing on 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) (Variance: April 23, 2024)

Present: Brian Stokosa – Engineer, Day & Stokosa
Gabe Vega – Applicant

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

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

Mr. Peratikos: Motion to authorize the Planner to draft the resolution for the August 5, 2024 meeting.
Mr. Freno: Second the Motion.
Vote: All present voted Aye.

24-3493 – Central Hudson Gas & Electric – Chelsea HPFF DC Cable Terminal Replacement: The Town of Wappinger Planning Board will conduct a Public Hearing on 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) (Lead Agency: June 12, 2024)

Present: Dave Tompkins – CHA Consulting
Clifford Chlopecki – Engineer, CHG&E

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

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

Mr. Peratikos: **Motion to authorize the Planner to draft the resolution for the August 5, 2024 meeting.**
Mr. Glorioso: Second the Motion.
Vote: All present voted Aye.

Discussion:

23-5228 – Suben, LLC Subdivision: To vote 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) (Adjourned to May 6, 2024) (Adjourned to May 20, 2024) (Public Hearing Closed: May 20, 2024)

Present: Michael Bodendorf – Engineer, Hudson Land Design
John Andrews – Conflict Engineer, Rohde, Soyka & Andrews

Mr. Peratikos: **Motion to approve the resolution as written.**
Mr. Glorioso: Second the Motion.
Vote: All present voted Aye.

Conceptual Review:

24-3500 – Teixeira – 2346 Route 9D: To discuss a Conceptual Review application. The applicant is proposing to add service and office use in an HM Zoning District. The property is located at **2346 Route 9D** on .09 acres and is identified as **Tax Grid No.: 6157-01-037608** in the Town of Wappinger. (Teixeira)

Present: John Teixeira – Applicant
Lauren Ryan – Applicant’s representative

Current use to remain as office. No action is required by the Planning Board.

Extension:

10-5155 – Chelsea Farm Subdivision: Seeking their ninth extension granted for a total of 90 days on a final subdivision approval for Chelsea Farm Subdivision for their proposed 17 lot subdivision in an R-40/80 Zoning District on 186.8 acres. This extension is being requested as we have made progress in satisfying the conditions of the resolution. We are in the process of satisfying the remaining conditions of the resolution in the event the market conditions change. If granted, this extension would begin on April 28, 2024 through July 27, 2024. This parcel is located on **Chelsea Road (County Route 92) & North River Road** and is identified as **Tax Grid No. 6056-01-138527 (102.7 acres) & 6056-01-190688 (84.1 acres)** in the Town of Wappinger. (Koehler) (LA 4/9/10) (Rec'd preliminary subdivision approval 11-3-14) (Opened & closed PH 1/20/16) (Final subdivision approval 02-01-16)

Present: George Lithco – Attorney

Tree restoration Bond extended to December of 2024.

Miscellaneous:

Code Changes

Mr. Peratikos: **Motion to authorize the secretary to schedule a workshop for July 23, 2024 at 5:00pm.**

Mr. Freno: Second the Motion.

Vote: All present voted Aye.

Mr. Barth: **Motion to adjourn.**

Mr. Peratikos: Second the Motion.

Vote: All present voted Aye.

Respectfully Submitted,

Adjourned: 7:58 pm

Bea Ogunti
Secretary
Planning Board / Zoning Board of Appeals