

MINUTES

**Town of Wappinger Planning Board
February 3, 2025
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
	Mr. Barnett	Planning Board Attorney	
	Mr. Paggi	Planning Board Engineer	
	Mr. Simpson	Town Planner	
	Mrs. Roberti	Zoning Administrator	
	Mrs. Ogunti	Secretary	

SUMMARY

Discussion:

Horbar & Hochweiss Lot Consolidation	Resolution approved as written
Chelsea Farm Subdivision	Resolution approved as written
Hackensack Professional Building	Resubmit
Casa Amigos Restaurant	Resubmit

Architectural Review:

Handicap Ramp & Exterior Sign	Approved as presented
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Conceptual Review:

Kingdom Hall	Submit full site plan application
Citco Amended Site Plan	Submit full site plan application
Niznik Amended Site Plan	Submit full site plan & SUP application
Hudson Valley Scrap King	Submit full site plan application

Mr. Peratikos: Motion to accept the Minutes from January 6, 2025.
Mr. Freno: Second the Motion.
Vote: All present voted Aye.

Video of the February 3, 2025 Planning Board Meeting:

<https://www.youtube.com/watch?v=lkq-yL4xO5Q>

Discussion:

24-5234 – Horbar & Hochweiss Lot Consolidation: To vote on a Lot Line Consolidation. The applicant is proposing to consolidate two (2), Lot #3 and Lot #4. To allow for a driveway that enters Farmers Crossing and accesses the residence on Lot #4 in an R40/80 Zoning District. The property is located at **97 New Hamburg Road** and identified as follows:

Tax Grid No.: 6057-02-970725 (1.09 acres) and **Tax Grid No.: 6057-02-978713 (.92 acres)** in the Town of Wappinger. (Reyniak) (Public Hearing waived: January 6, 2025)

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

10-5155 – Chelsea Farm Subdivision: To vote on a proposed amendment to the Resolution of Final Subdivision Plat and Wetlands Permit Approval dated February 1, 2016 for their proposed 17 lot subdivision in an R-40/80 Zoning District on 186.8 acres. 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) (amendment of final subdivision plat approved: February 3, 2025)

Present: George Litho – Applicant's Attorney
Michael Lund – Applicant

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

25-3505 – Hackensack Professional Building Site Plan: To discuss a site plan application. The applicant is proposing the construction of an 11,981 sf., professional building in a GB Zoning District on 2.00 acres. The property is located on **New Hackensack Road** and is identified as **Tax Grid No.: 6259-03-101039** in the Town of Wappinger. (Gillespie)

Present: Michael Gillespie – Applicant’s Engineer

Applicant to resubmit

25-3510 – Casa Amigos Restaurant – Amended Site Plan (formerly Odyssey Diner): To discuss an amended Site Plan Application. The applicant is proposing a small addition to be constructed to the formerly Odyssey Diner in an HB Zoning District on 1.29 acres. The property is located at **1515 Route 9** and is identified as **Tax Grid No.: 6158-04-572057** in the Town of Wappinger. (Cappelli)

Present: Alfred Cappelli – Applicant’s Architect

Applicant to resubmit

Architectural Review:

25-3506 – Handicap Ramp & Exterior Sign (766 Sgt. Palmateer Way): To discuss an Architectural Review application. The applicant is proposing the construction of a handicap ramp to an existing office building and the installation of an exterior sign on 1.00 acre in an HB Zoning District. The property is located at **766 Sgt. Palmateer Way** and is identified as **Tax Grid No.: 6157-02-551982** in the Town of Wappinger. (Mann)

Present: Ken Mann – Applicant representative

Mr. Freno: Motion to approve as presented.

Mr. Peratikos: Second the Motion.

Vote: All present voted Aye.

Conceptual Review:

25-3509 – Kingdom Hall Amended Site Plan: To discuss a Conceptual Review application. The applicant is proposing the replacement of the building façade, various lighting devices, replacement of monument sign and relocation of accessible parking in an R40 Zoning District on 8.36 acres. The property is located at **383 All Angels Hill Road** and is identified as **Tax Grid No.: 6357-01-017294** in the Town of Wappinger. (Spence)

Present: Jared Spence – Applicant’s representative
Applicant to submit full site plan application

25-3507 – Citco Amended Site Plan: To discuss a Conceptual Review application. The applicant is proposing to remove and relocate existing gas pumps and add one extra pump and canopy on 0.68 acres in an HB Zoning District. The property is located at **1336 Route 9** and is identified as **Tax Grid No.: 6157-02-614569** in the Town of Wappinger. (Kirmani)

Present: Mark Dombal – Applicant’s representative
Applicant to submit full site plan application

25-3508 – Niznik – Amended Site Plan: To discuss a Conceptual Review application. The applicant is proposing to amend the site plan to allow a mixed use for the construction of a 3-bay commercial office/warehouse building on 1.3 acres in an HB Zoning District. There is an existing single-family dwelling on the property. The property is located at **27 Osborne Hill Road** and is identified as Tax **Grid No.: 6157-04-644025** in the Town of Wappinger. (Day & Stokosa)

Present: Brian Watts – Applicant’s Engineer
Applicant to submit full site plan, special use permit and subdivision applications.

24-3502 – Hudson Valley Scrap Kings, LLC: To discuss a Conceptual Review application. The applicant is proposing the operation of an existing scrap yard on 31.3 acres in an R-80 & R-40/80 Zoning District. The property is located at **1980 Route 9D** and is identified as **Tax Grid Nos.: 6056-02-721673, 6056-02-680695 and 6056-02-688723** in the Town of Wappinger. (Sanchez)

Present: John Fuller – Applicant’s Engineer
Lee Keith – Owner
Mark Dukus – Applicant’s Representative

Applicant to submit full site plan appl

Mr. Meehan: **Motion to adjourn.**
Mr. Barth: Second the Motion.
Vote: All present voted Aye.

Respectfully Submitted,

Adjourned: 9:38 pm

Bea Ogunti
Secretary
Planning Board & Zoning Board of Appeals