

## MINUTES

**Town of Wappinger  
Planning Board  
April 21, 2025  
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	Present
	Mr. Peratikos	Member	Present
	Mr. Truss	Member	Present
<b><u>Others Present:</u></b>	Mr. Eriole for	Planning Board Attorney	
	Mr. Paggi	Planning Board Engineer	
	Mr. Simpson	Town Planner	
	Mrs. Roberti	Zoning Administrator	
	Mrs. Bea Ogunti	Planning Board Secretary	

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## **SUMMARY**

### **Discussion:**

Obercreek & Chapel of Sacred Mirrors (COSM)	Public Hearing waived Planner authorized to draft resolution
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Kingdon Hall Amended Site Plan	Public Hearing set for June 2, 2025
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Conservation Corners Subdivision	Circulate intent for Lead Agency
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### **Conceptual Review:**

33 Middlebush Road	No action taken
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### **Extension:**

Heinemann Caretaker's Cottage	Extension granted
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**Mr. Peratikos:** **Motion to accept the Minutes from April 7, 2025.**  
**Mr. Truss:** Second the Motion.  
**Vote:** All present voted Aye.

**Video of the April 21, 2025 Planning Board Meeting:**

[https://www.youtube.com/watch?v=evy\\_u\\_Ro7c0](https://www.youtube.com/watch?v=evy_u_Ro7c0)

**Discussion:**

**25-5236 – Obercreek & Chapel of Sacred Mirrors (COSM) Lot Line Re-alignment:**

To discuss a Lot Line Re-alignment. The applicant/owner of Tax Grid No.: 6057-02-855674 – (Alex Reese) is proposing a lot line re-alignment to shift approximately 1,466 acres from applicant/owner of Tax Grid No.: 6057-02-855674 – (Alex Grey) to Tax Grid No.: 6057-02-834604 in an R-40/80 Zoning District. The property is located on **Deer Hill Road and Wheeler Hill Road** in the Town of Wappinger. (Labella)

**Present:** Caren LoBrutto – Applicant’s Engineer, LaBella

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

**Mr. Peratikos:** **Motion to authorize the Planner to draft the resolution for May 5, 2025 meeting.**  
**Mr. Barth:** Second the Motion.  
**Vote:** All present voted Aye.

**25-3509 – Kingdom Hall Amended Site Plan:** To discuss an Amended Site Plan 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  
Larry Kusher – Applicant’s representative

**Mr. Peratikos:** **Motion to set a Public Hearing for June 2, 2025.**  
**Mr. Freno:** Second the Motion.  
**Vote:** All present voted Aye.

**23-5224 – Conservation Corners Subdivision (formerly known as) Joey Estates:**

To discuss a conservation subdivision application. The applicant is proposing the construction of 63 multi-family units with three (3) single family homes on 139 acres in an R-40/80 Zoning District. The property is located at **Cedar Hill Road** and is identified as **Tax Grid No.: 6257-03-247036** in the Town of Wappinger. (Day & Stokosa)

Present: Amy Bomberdeiri – Applicant's Engineer  
Ken Stenger – Applicant's Attorney

**Mr. Barth:** **Motion to circulate intent for Lead Agency.**

**Mr. Truss:** Second the Motion.

**Vote:** All present voted Aye.

**Conceptual Review:**

**25-3513 – 33 Middlebush Road – Amended Site Plan:** To discuss a Conceptual Review application. The applicant is proposing to amend the previously approved Site Plan for contractor storage / office to remain in place and to allow additional use of personal storage of cars, boats and RV's on 1.77 acres in an R-20/40 Zoning District. The property is located at **33 Middlebush Road** and is identified as **Tax Grid No.: 6157-01-414840** in the Town of Wappinger. (Wojciekofsky)

Present: Troy Wojciekofsky – Applicant's Engineer  
Go to ZBA for Use Variance

**Extension:**

**24-3491 (Site Plan) / 24-4115 (SUP) Heinemann Caretaker's Cottage Site Plan & Special Use Permit:** Seeking two 90-day extensions on a Site Plan and Special Use Permit application. The applicant is proposing the conversion and legalization of an existing accessory structure as a caretaker's cottage on 21.28 acres in an R80 Zoning District. This extension is being requested to allow time to finalize DCHD approval. If granted, this extension will be on May 20, 2025 through November 19, 2025. The property is located at **1111 Route 376** and is identified as **Tax Grid No.: 6358-01-205670** in the Town of Wappinger. (Day & Stokosa) (Public Hearing opened and adjourned to May 6, 2024) (Public Hearing closed: May 6, 2024) (Resolution approved: May 20, 2024)

Present: Sarah – Applicant's Attorney

**Mr. Peratikos:** **Motion to grant the applicant two 90-day extensions from May 20, 2025 through November 19, 2025.**

Mr. Truss: Second the Motion.

Vote: All present voted Aye.

**Mr. Peratikos:** **Motion to adjourn.**

Mr. Freno: Second the Motion.

Vote: All present voted Aye.

Respectfully Submitted,

Adjourned: 8:11 pm

Bea Ogunti  
Secretary  
Planning Board & Zoning Board