

**Town of Wappinger
Planning Board
September 20, 2021
Time: 7:00PM**

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

Summarized Minutes

Members:

Mr. Flower	Chairman
Mr. Ceru	Member
Mr. Freno	Member
Mr. Marinaccio	Member
Mr. Maselli	Member
Mr. Peratikos	Member
Mr. Valdati:	Member

Others Present:

Mr. Ackermann	Planning Board Attorney
Mrs. Roberti	Zoning Administrator
Mrs. Ogunti	Secretary

SUMMARY

Public Hearing:

Back2Health Yoga

Resolution approved

Discussion:

Red Cedar Nursery (Amended Site Plan)

Public Hearing waived
Planner authorized to prepare
resolution

Video of the September 21, 2020 Planning Board Meeting:

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

Mr. Peratikos:	Motion to accept the Minutes from September 8, 2021.
Mr. Marinaccio:	Second the Motion.
Roll Call Vote:	All present voted Aye.

Public Hearing:

21-4092 Back2Health Yoga: The Town of Wappinger Planning Board will conduct a public hearing on a Special Use Permit application. The applicant is proposing to operate a home occupation specializing in individualized therapeutic yoga on 0.67 acres in an R10 Zoning District. The property is located at **6 Broadway Avenue** and is identified as **Tax Grid No.: 5956-12-975587** in the Town of Wappinger. (Roy)

Present:	Cristina Roy – Applicant
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Mr. Peratikos:	Motion to open the Public Hearing.
Mr. Freno:	Second the Motion.
Vote:	All present voted Aye.

Mr. Marinaccio:	Motion to close the Public Hearing.
Ms. Versaci:	Second the Motion.
Vote:	All present voted Aye.

Ms. Versaci:	Motion to approve the Resolution as amended.
Mr. Marinaccio:	Second the Motion.
Vote:	All present voted Aye.

Discussion:

21-3449 Red Cedar Nursery (Amended Site Plan): To discuss an amended site plan application. On July 1, 2019, the applicant received a resolution of approval for this site. The applicant is now proposing changes to the rear of the site, landscape storage area, removal of island curbs in parking and reduction in site lighting on 3.396 acres in a GB Zoning District. The property is located at **185 New Hackensack Road** and is identified as **Tax Grid No. 6150-02-999951** in the Town of Wappinger. (Berger)

Present: Steve Relyea – Applicant
Michele Zerfas – Engineer

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

Mr. Marinaccio: **Motion to authorize the Town Planner to prepare the Resolution.**
Mr. Peratikos: Second the Motion.
Vote: All present voted Aye.

Mr. Marinaccio: **Motion to adjourn.**
Mr. Maselli: Second the Motion.
Vote: All present voted Aye.

Respectfully Submitted,

Adjourned: 7:18 pm

Bea Ogunti
Secretary
Planning Board