

**MINUTES - AMENDED**

**Town of Wappinger  
Planning Board  
May 20, 2024  
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
	Mr. Barnett	Planning Board Attorney	
	Mr. Paggi	Planning Board Engineer	
	Mr. Andrews	Planning Board (Conflict) Engineer	
	Mr. Simpson	Town Planner	
	Mrs. Subrize	Deputy Zoning Administrator	
	Mrs. Ogunti	Secretary	

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**SUMMARY**

**Adjourned Public Hearing:**

Suben, LLC Subdivision	Public Hearing closed. Planner authorized to draft Resolution.
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**Discussion:**

Heinemann Caretaker's Cottage	Resolution approved as amended.
Panico & Silva Lot Line	Public Hearing waived. Planner authorized to draft Resolution.
Shellock Lot Line Re-alignment	Public Hearing waived. Planner authorized to draft Resolution.

**Extension:**

Licari Subdivision	Two 90-day extension granted.
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**Mr. Peratikos:** Motion to accept the Minutes from May 20, 2024.  
**Mr. Freno:** Second the Motion.  
**Vote:** All present voted Aye.

Planning Board members went into executive session for a close session to meet with the attorney for attorney/client discussion.

**Video of the May 20, 2024 Planning Board Meeting:**

<https://www.youtube.com/watch?v=t2sZexGwYDc&list=PLcCjg2q5NIglET7dXiSaUzTtSP1wGpkSI&index=89>

**Adjourned Public Hearing:**

**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) (Adjourned to May 6, 2024) (Adjourned to May 20, 2024) (Public Hearing closed: May 20, 2024)

**Present:** Eric Rogge – Applicant's Engineer  
John Andrews – Conflict Engineer

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

**PUBLIC COMMENTS:**

Agnes Augie  
10 Widmer Road  
Wappingers Falls, NY 12590

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

**Mr. Barth:** Motion to authorize the Planner to draft the resolution the June 17, 2024 meeting.

Mr. Peratikos: Second the Motion.

Vote: All present voted Aye.

**Discussion:**

**24-3491 (Site Plan) / 24-4115 (SUP) Heinemann Caretaker's Cottage Site Plan & Special Use Permit:** To vote 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. 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)

Present: Sarah Ryan – Applicant's Attorney

**Mr. Peratikos:** Motion to approve the resolution as amended.

Mr. Truss: Second the Motion.

Vote: All present voted Aye.

**24-5230 – Panico and Silva Lot Line Re-alignment:** To discuss a Lot Line Re-alignment application between Janine Panico and Robert & Sandra Silva. The owners Robert & Sandra Silva, residing at 25 Tuscany Drive entered into an agreement to convey 0.69 acres to the owner of 23 Tuscany Drive in an R20/40 Zoning District. The properties are as follows:

**23 Tuscany Drive, Tax Grid No.: 6157-04-575023 (Janine Panico) – 0.96 acres)**

**25 Tuscany Drive, Tax Grid No.: 6157-04-557025 (Robert & Sandra Silva – 2.38 acres)** in the Town of Wappinger. (Panico) (Public Hearing waived: May 20, 2024)

Present: Janine Panico – Applicant  
Dominick Penzetta – Applicant's Attorney

**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 June 3, 2024 meeting.

Mr. Truss: Second the Motion.

Vote: All present voted Aye.

**24-5231 – Sherlock Lot Line Re-alignment:** To discuss a Lot Line Re-alignment application between Caitlin & Jesse Sherlock, Vanessa Buggs, and Walter Chudkosky. The owners Venessa Buggs and Walter Chudkosky are proposing to convey 0.09 acres to the owner of 30 Easter Road in an R20 Zoning District. The properties are as follows:

**10 Circle Drive, Tax Grid No.: 6056-01-235770 (Walter Chudkosky – 0.61 acres)**  
**30 Easter Road, Tax Grid No.: 6056-01-216765 (Vanessa Buggs – 1.0 acres)** in the Town of Wappinger (Sherlock) (Public Hearing waived: May 20, 2024)

Present: Fredrick Romig – Applicant’s Attorney  
Jesse & Caitlin Sherlock – Applicants

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

**Mr. Freno:** **Motion to authorize the Planner to draft the resolution for June 3, 2024 meeting.**  
Mr. Peratikos: Second the Motion.  
Vote: All present voted Aye.

**Extension:**

**22-5220 Licari Subdivision:** Seeking two 90-days extension on a Subdivision application. The applicant is proposing to subdivide into two (2) separate parcels. One (1) parcel for the existing single family home and the two (2) apartments. The restaurant will be demolished and a single family home will be built on 1.64 acres in an R-20/40 Zoning District. This extension is being requested to allow for time to complete the conditions of the resolution. If granted, this extension would begin retroactively beginning May 15, 2024 through November 14, 2024. The properties are located at **39-41 Middlebush Road** and is identified as **Tax Grid No.: 6157-01-458871** in the Town of Wappinger. (Lawrence) (Variance: October 25, 2022) (Public Hearing opened and closed: November 6, 2023) (Approved: November 20, 2023)

**Mr. Peratikos:** **Motion to grant two 90-days extension retroactively beginning May 15, 2024 through November 14, 2024.**  
Mr. Freno: Second the Motion.  
Vote: All present voted Aye.

**Mr. Freno:**

Mr. Peratikos:

Vote:

**Motion to adjourn.**

Second the Motion.

All present voted Aye.

Respectfully Submitted,

Adjourned: 8:03 pm

Bea Ogunti  
Secretary  
Planning Board Secretary