

AGENDA – UPDATED as of December 19, 2018

Town of Wappinger Planning Board
Meeting Date: January 9, 2019 – (WEDNESDAY)
Time: 7:30 PM

Town Hall
20 Middlebush Road
Wappingers Falls, NY

Pledge of Allegiance

Roll Call

Acceptance of the Minutes from November 19 and December 3, 2018

Discussion:

18-5198 Porteus Lot Line Re-alignment: To discuss an application for a lot line re-alignment to re-align property lines between two (2) vacant lots onto a Town road from the “paper road” as they currently exists. The two existing lots, each approximately 0.465 acres lie in an R20 Zoning District. The property is located at **205-209 Old Route 9** and is identified as **Tax Grid Nos. 6156-02-830781 (0.46 acres) and 6156-02-825772 (0.47 acres)** in the Town of Wappinger. (Cappelli)

16-3355 Elgen Associates (Amended Site Plan): To discuss a revised amended site plan application for the renovation of two (2) existing buildings for office and retail use and the removal of an existing dilapidated building on 1.78 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. (Povall) (Opened & Closed Public Hearing January 17, 2018)

18-3390 Riverview Land Company, LLC (Amended Site Plan): To discuss an Amended Site Plan application and Special Use Permit for the construction of two new structures totaling 54,263 sf. that will replace an existing 42,381 sf. building on 6.5 acres in a GB Zoning District. The property is located at **157 River Road North** and is identified as **Tax Grid No. 6056-01-174862** in the Town of Wappinger. (Day)

Architectural Review:

18-3405 Villa Borghese Canopy and Façade Upgrade & Repair: To discuss an Architectural Review application to upgrade and repair the canopy and façade on 4.8 acres in an R20 Zoning District. The property is location at **70 Widmer Road** and is identified as **Tax Grid No. 6158-02-880530** in the Town of Wappinger. (Porco)

Extension:

16-5179 Myers Corners Landing Subdivision: Seeking their first 90 day extension a final subdivision approval on an application on a total of 6.10 acres on two parcels in an R-20 Zoning District. This extension is being requested to allow them time while they work with Dutchess County Department of Health and Dutchess County Public Works. If grant, this extension would begin on January 12, 2019 through April 11, 2019. The property is located on **Myers Corners Road** and is identified as **Tax Grid No. 6158-04-894014 (5.84 acres) and 6157-02-899988 (0.26 acres)** in the Town of Wappinger. (Povall) LA 6-20-17 (opened PH 7-17-17) (closed PH 9-6-17) (Final subdivision approved July 16, 2018)

10-5155 – Chelsea Farm Subdivision: Seeking their third one (1) year extension 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 for general economics and there have been ongoing discussions with the Town regarding potential different uses. This extension would begin on January 31, 2019 through January 30, 2020. 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)

15-5172 / Smart Subdivision: Seeking their fourth 90 day extension on a proposed 2-lot subdivision where there is an existing home on lot 1 and a second lot will be created in the rear of the parcel. Each lot will be served by private wells and subsurface sewage disposal systems and the existing driveway will continue to be used as a shared driveway for both lots. An individual paper driveway is shown on the plan as an alternate means of ingress/egress for Lot 2. This extension is being requested to allow for time to complete the process with Board of Health approval and the attorneys to finalize the easements and agreements. This extension, if granted, it would retroactively begin on December 18, 2018 through March 17, 2019. The property is 2.059 acres and is located at **191 River Road North** and is identified as **Tax Grid No. 6056-01-241913** in an R-40 Zoning District in the Town of Wappinger. (Hudson Land Design) (Cantor) (LA January 6, 2017) (PH opened 2/6/17 – closed 3/6/17)) (Neg. Dec. approved 7/17/17)(Variances granted on August 22, 2017) (Approved September 18, 2017)