

AGENDA – UPDATED as of June 11, 2019

Town of Wappinger Planning Board
Meeting Date: June 17, 2019
Time: 7:30 PM
Workshop: 6:30 PM

Town Hall
20 Middlebush Road
Wappingers Falls, NY

Pledge of Allegiance

Roll Call

Acceptance of the Minutes from May 20, 2019

Public Hearing:

19-3408 Sun Up Properties, LLC Lot Lines Re-alignment: The Town of Wappinger will conduct a Public Hearing on a Lot Line re-alignment to re-align 5 existing parcels which shall result in four (4) parcels in the GB Zoning District and one (1) in the R-40 Zoning District on 28.4 acres. The property is located at **228-232 New Hackensack Road** are identified as **Tax Grid Nos. 6259-03-174114, 199113, 260110, 249149 and 305124** in the Town of Wappinger. (Martin)

19-3407 NERP Holding Tractor Supply Company & Retail Store: The Town of Wappinger will conduct a Public Hearing on a Site Plan application for the construction of a tractor supply retail store on vacant lot on 5.899 acres in an HB Zoning District. The property is located on **Route 9** and is identified as **Tax Grid No. 6157-04-539374** in the Town of Wappinger. (Hallisey, Pearson & Cassidy) (Lead Agency 3-27-19)

Discussion:

19-5199 Flynn, Rawls and Lepore Subdivision: To vote on a preliminary and final resolution on a Lot Line Consolidation and 2 lot subdivision. This action consists of a 2 lot subdivision of the Flynn lot, and a lot line change to add acreage to the Rawls lot in order to meet minimum lot width. The property is located at **340 South River Road** and is identified as **Tax Grid Nos. 5956-04-930485 (Flynn - 9.91 acres) and 5956-04-914451 (Rawls – 1.62 acres)** in the Town of Wappinger. (Samuelson)

18-3403 Red Cedar Arborists & Landscapers, Inc. Contractor Yard: To discuss a site plan application to reuse the existing buildings for office space, to store supplies, vehicle storage, maintenance, and to grow planting stock on 3.396 acres in a HD 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) (Lead Agency January 31, 2019) (Public Hearing opened & closed March 18, 2019) (Neg. Dec. May 6, 2019)

16-3351 33 Middlebush Road (Site Plan) and 19-5201 (Lot Line Consolidation): To discuss a site plan application to convert the existing building for contractor storage and combing both lots dissolving the property line between the parcels by creating one lot. A Use Variance was granted on August 22, 2017 by the Zoning Board of Appeals for contractor storage on 1.75 acres in an R20/40 Zoning District. The property is located at **33 Middlebush Road** and is identified as **Tax Grid Nos.: 6157-01-414840** (0.88) and **6157-01-396837** (0.87) in the Town of Wappinger. (Cappelli)

Architectural Review:

19-3412 Dunkin Donuts Route 9D Shed: To discuss an Architectural Review for the legalization of an existing pre-fab shed on 9.34 acres in a CC Zoning District. The property is located at **2036 Route 9D** and is identified as **Tax Grid No. 6056-02-746856** in the Town of Wappinger. (Chen)

19-3411 Mobil Station 349 Rte. 82 Canopy Retrofit: To discuss an Architectural Review application to replace outdated canopy fascia on 1.06 acres in an HM Zoning District. The property is located at **349 Route 82** and is identified as **Tax Grid No. 6356-01-223990** in the Town of Wappinger. (Jean)

Extension:

17-3361 (Site Plan), 18-5188 (Lot Line Consolidation), and 18-4078 (Special Use Permit) Guardian Temperature Controlled Building: Is seeking their first 90-day extension for the Lot Line Consolidation to construct a temperature controlled self-storage and combine two lots on 0.62 acres in an HB Zoning District. This extension is being requested to allow time for our surveyor to complete the map. He has been inundated with projects which has delayed his work. If granted, this extension will be retroactive beginning June 13, 2019 through September 12, 2019. The property is located at **1084 Route 9** and is identified as **Tax Grid No. 6156-02-753949 (.62 acres) and 6156-02-774941 (2.30 acres)** in the Town of Wappinger. (Redl)

Miscellaneous:

18-5189 Zammiello 2-lot Subdivision: To discuss an application for a 2-lot subdivision on 7.95 acres in an R40 Zoning District. The property is located on **All Angels Hills Road** and is identified as **Tax Grid No. 6258-04-621394** in the Town of Wappinger. (Gillespie) (Public Hearing: May 21, 2018, Adjourned: June 18, July 16, September 5, October 1, December 3, 2018 and March 4, 2019) (PH opened April 15, 2019) (PH adjourned to May 20, 2019) (PH adjourned to June 3, 2019) (PH adjourned to August 1, 2019)

