

AGENDA – UPDATED as of January 21, 2020

Town of Wappinger Planning Board
Meeting Date: January 22, 2020 – **(WEDNESDAY)**
Time: 7:00 PM
Workshop: 6:00 PM

Town Hall
20 Middlebush Road
Wappingers Falls, NY

Pledge of Allegiance

Roll Call

Acceptance of the Minutes from January 6, 2020 Meeting

Discussion:

19-4084 Thomas Ground Mounted Solar Panel: To vote on a Special Use Permit for the installation of a second ground mounted solar panel array on 15.70 acres in an R20/40 Zoning District. The property is located at **197 Riverview Drive** and is identified as **Tax Grid No.: 6256-02-722840** in the Town of Wappinger. (Hamill) (Variance granted November 26, 2019) (PH waived January 6, 2020)

19-3411 Mobil Station 349 Rte. 82 Canopy Retrofit: To discuss an Architectural Review application to discuss exterior lighting under canopy 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)

19-3423 (Site Plan) and 18-5197 (Lot Line Re-alignment) Nussbickel Brothers Realty Site Plan and Lot Line Realignment: To discuss the consolidation of 4 existing non-conforming lots into 3 lots with parking on 8.59 acres in an HB Zoning District. The property is located at **205-209 Old Route 9** and is identified as **Tax Grid Nos. 6156-02-765714 (1.11), 6156-02-765692 (3.7), 6156-02-764724 (1.18) and 6156-02-764754 (2.6)** in the Town of Wappinger. (Hudson Land Design)

19-3420 (Site Plan) 19-4085 / (Special Use Permit) Tarpon Towers II, LLC Wireless Telecommunications Facility (Castle Point): To discuss a Site Plan and Special Use Permit on a telecommunications facility at Castle Point on 47 acres in an R40/80 Zoning District. The proposed facility will consist of a 150 feet tall monopole and associated unmanned transmission equipment with a fenced compound at grade. The property is located at **110 Chelsea Road** and identified as **Tax Grid No.: 6056-03-339420**. (Cuddy & Feder) (Balloon Test December 7, 2019)

Extension:

10-5155 – Chelsea Farm Subdivision: Seeking their fourth one 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. These extensions would begin on January 31, 2020 through January 30, 2021. 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)

19-5199 Flynn, Rawls and Lepore Subdivision: Seeking their first 6 months extension 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. This extension is being requested to allow the applicant to finalize outstanding conditions and any outstanding fees and payments. If granted, this extension would retroactively begin from December 17, 2019 through June 16, 2020. 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)

Miscellaneous:

16-3351 33 Middlebush Road (Site Plan) and 19-5201 (Lot Line Consolidation): To discuss emergency repair on 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)