

AGENDA – UPDATED as of September 5, 2017

Town of Wappinger Planning Board
Meeting Date: September 6, 2017
Time: 7:00 PM

Town Hall
20 Middlebush Road
Wappingers Falls, NY

Pledge of Allegiance

Roll Call

Acceptance of the Minutes from August 7, 2017

Adjourned Public Hearing:

16-5179 Myers Corners Landing Subdivision: The Town of Wappinger Planning Board will conduct an Adjourned Public Hearing on an application for a 10-lot subdivision on a total of 6.10 acres on two parcels in an R-20 Zoning District. 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)

Public Hearing:

17-3371 / 17-4075 Quick Cash of Wappingers: The Town of Wappinger Planning Board will conduct a Public Hearing on the 6th day of September, 2017 at 7:00 p.m. at the Town Hall, 20 Middlebush Road, Wappinger Falls, NY pursuant to Article IX, Section 240-87 of the Town Law, on the application of **Quick Cash, for a proposed pawn shop requiring a Special Use Permit located in the HB zoning district.** The property is located at **1315 Route 9** and is identified as **Tax Grid No. 6157-04-567483** in the Town of Wappinger. (Bouninfante)

Discussion:

15-5172 / Smart Subdivision: To discuss 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. 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)

17-5185 Furnia Subdivision: To discuss an application for a 9-lot subdivision on 7.56 acres in an R20 Zoning District. The property is located on **New Hackensack Road** and is identified as **Tax Grid No. 6158-02-948876** in the Town of Wappinger. (Berger)

16-3348 / 17-5183 Old Hopewell Commons Subdivision: To discuss a site plan & subdivision application to construct a 4,720 sf. office space, 3,000 sf. bank and 6,320 sf. residential unit buildings with 112 parking spaces and a two lot subdivision which includes the re-alignment of Sgt. Palmateer Way. This is a 2-lot subdivision on 6.45 acres in an HB Zoning District. The Property is at **Old Rte. 9 & Old Hopewell Road** and is identified as **Tax Grid No. 6157-02-542585** in the Town of Wappinger. (Day) (LA April 24, 2017)

17-3368 Stage Door Self-Storage Unit (formerly Stage Door Furniture): To discuss a site plan application and special use permit for utilizing the existing 30,000 sf. building for self-storage on 2 acres in an HB Zoning District. The property is located at 1 Stage Door Road and is identified as **Tax Grid No. 6156-02-777824** in the Town of Wappinger. (Povall)

16-3355 Elgen Associates (Amended Site Plan): To discuss an amended site plan application for the reuse of two (2) of the existing three (3) buildings for residential rental and commercial office/storage 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. (Bodendorf)

17-3370 DeGarmo Plaza – Dunkin Donuts: To discuss an amended site plan and consolidation subdivision application for the conversion of a former bank building into a new Dunkin Donuts restaurant with drive-thru in an SC Zoning District on 5.05 acres. The existing bank is 1,980 sf., the proposed restaurant is 2,132 sf. and 75 parking spaces. The property is located at **235-237 Myers Corners Road** and is identified as **Tax Grid No. 6258-02-759569** (Parcel 1 - 3.948 acres) and 6258-02-781586 (Parcel 2 – 1.106 acres) in the Town of Wappinger. (Scofield)

Extension

10-3199 / Calvary Chapel of the Hudson Valley: Seeking a 6 months extension while awaiting NYDOT and DCDBCH completion of their reviews and preparation of their permits and approvals on Site Plan approval for a place of worship that would consist of 24,000 sq. ft. and 200 parking spaces and 133 proposed parking spaces to be land banked for a total of 333 spaces on 48.86 acres in a CC & R-40 Zoning District. The extension would begin on September 15, 2017 through March 14, 2018. The property is located on **Route 376 and Diddell Road** and is identified as **Tax Grid No. 6359-03-176082** in the Town of Wappinger. (Berger)(LA June 1, 2010)(Neg. Dec. 9-16-13)(PH opened 10-7-13) (PH closed 1-22-14)(Final approval granted on March 17, 2014.)

Conceptual Review:

17-3372 10 Stage Door Road (amended site plan): To discuss a conceptual application on an amended site plan to add three 8' x 9' overhead garage doors to the front of the existing 30,000 sf. 2-story building on 2 acres in HB Zoning District. The property is located at **10 Stage Door Road** and is identified as **Tax Grid No. 6156-02-826836** in the Town of Wappinger. (Povall)

17-3374 / Del-Tra Holdings, LLC (Daycare Center): To discuss a conceptual application on an amended site for an existing 2,970 sf. office building to a 2,970 day care facility inclusive of a 40' x 70' fenced in play area in an NB Zoning District on .678 acres. The property is located at **1811 Route 376** and is identified as **Tax Grid No. 6259-02-508806** in the Town of Wappinger. (DeLuccia)

Architectural Review:

17-3373 Greenbaum Square – Building “B”: To discuss an architectural application on Building “B” for minor changes to the windows, doors and siding on 1.89 acres in an HB Zoning District. The building size and elevations have already been reviewed and approved as part of an amended site plan. The property is located at **1383 Route 9** and is identified as **Tax Grid No. 6157-02-594684** in the Town of Wappinger. (Tinkelman)

New and Old Business:

Heart Kia on Village of Wappinger, September 7, 2017 agenda

