

AGENDA – UPDATED as of October 16, 2017

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

Town Hall
20 Middlebush Road
Wappingers Falls, NY

Pledge of Allegiance

Roll Call

Acceptance of the Minutes from October 16, 2017

Public Hearing:

17-5181 Cohen Subdivision: The Town of Wappinger Planning Board will conduct a Public Hearing on an application for a 3-lot subdivision on 4.12 acres in an R40 Zoning District. The Property is at **195 All Angels Hill Road** and is identified as **Tax Grid No. 6258-04-713166** in the Town of Wappinger. (Day)(LA April 24, 2017)

Discussion:

17-3370 DeGarmo Plaza – Dunkin Donuts: To vote on 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)

17-3372 10 Stage Door Road (amended site plan): To vote on an amended site plan application 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)

16-3348 / 17-5183 Old Hopewell Commons Subdivision: To vote on a Negative Declaration on 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) (PH opened & closed October 2, 2017)

17-3360 / 17-4073 Wappinger Route 9D Solar Farm: To discuss a site plan application for a 2.5 MW DC ground mounted (photovoltaic system) solar farm on 48.2 acres in an NB and R40/80 Zoning District. The property is located on **Route 9D** and is identified as **Tax Grid No. 6057-04-898012** in the Town of Wappinger. (Chazen) (LA June 15, 2017)

17-3377 Church of the Sacred Mirror – (CoSM): To discuss an amended site plan application for the conversion of an existing carriage house to an art gallery/exhibition hall on 37.93 acres in an R40/80

Zoning District. The property is located at **46 Deer Hill Road** and is identified as **Tax Grid No. 6057-02-834604** in the Town of Wappinger. (KC Engineering)

Extension:

15-3338 – Eduardo Lauria Luxury Apartments: Seeking a 6 months extension on a site plan application to construct a 13,200 sf. building consisting of residential units and 450 sf. of commercial space on 1.10 acres in an HB Zoning District. The applicant has experienced delays for personal reasons and has now decided to pursue selling the property with the approval. This extension would begin on November 7, 2017 through May 6, 2018. The property is located at **102 Old Post Road** and is identified as **Tax Grid No. 6157-04-625489** in the Town of Wappinger. (Opened and Closed PH 11-7-16) (Paggi)

Architectural Review:

17-3378 – Mercedes Benz Pylon Sign: To discuss an architectural review application to replace an existing 9 5/8” x 2’ 10.5” pylon sign with a 13’ 1.5” x 4’ 2 7/8” pylon sign on 5.0 acres in an HB Zoning District. The property is located at **134 Old Post Road** and is identified as **Tax Grid No. 6157-04-633403** in the Town of Wappinger.