

TOWN OF WAPPINGER



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NOTICE OF PLANNING BOARD REGULAR MEETING March 15, 2021 at 7:00 PM Workshop at 6:00 PM

*****THIS MEETING WILL BE HELD ONLINE AND TELEPHONICALLY ONLY**
THERE WILL BE NO IN-PERSON PARTICIPATION BY THE BOARD OR THE PUBLIC
TOWN HALL WILL NOT BE OPEN***

A public meeting of the Town of Wappinger Planning Board, will be held on March 15, 2021 at 7:00 PM.

Until further notice, in accordance with Governor Cuomo's Executive Order 202.1 and subsequent executive orders which prohibit non-essential public gatherings of any size, all meetings of the Planning Board will be held via videoconference utilizing the Zoom platform. Some or all of the Board members will be participating remotely and there will not be an opportunity for the public to participate from those locations. However, the public is welcome to view the videoconference contemporaneously and participate in the public hearings by logging in to the Zoom platform via computer or smartphone using the information below. There is also an option to listen and participate by telephone. Those joining the meeting by telephone only will not have access to any materials that are shared on the screen during the meeting unless they simultaneously watch the meeting as follows: Optimum-22, Verizon-35, YouTube. The meeting will be recorded and the recording will be posted on the Town website. A written transcript of the meeting also will be made available at a later date. Meeting materials are available on the Town's website at www.townofwappingerny.gov.

Zoom Direct link:

<https://us02web.zoom.us/j/88930709963?pwd=bndJZ3ZtTWZFZkk2UmZpSU51T1AzZz09>

Via the Zoom website or application ("app"): Meeting ID: **889 3070 9963** Password: **044630**

Via telephone **+1 646 558 8656 US (New York)**, then use the meeting ID and meeting password above. The meeting will be broadcast live on Optimum-22, Verizon-35, YouTube.

AGENDA

Pledge of Allegiance

Roll Call

Acceptance of the Minutes from March 1, 2021 Meeting

Adjourned Public Hearing:

20-5211 Smith 3-Lot Subdivision: The Town of Wappinger Planning Board will conduct an adjourned public hearing on a 3-Lot Subdivision application on 3.98 acres in an R-20 Zoning District. The applicant is proposing to subdivide the existing lot that consists of a residential house with a carriage house and garage into 3 residential lots. The property is located at **3 Losee Road** and is identified as **Tax Grid No. 6157-02-899515** in the Town of Wappinger. (Paggi)

Public Hearing:

20-3425 (Site Plan) / 20-4088 (SUP) Downey Energy Liquid Propane Storage: The Town of Wappinger Planning Board will conduct a public hearing on a Site Plan application and Special Use Permit for a proposed liquid propane bulk storage facility on 5.4 acres in an HB Zoning District. The property is located at **199 Old Route 9** and is identified as **Tax Grid No.: 6156-02-763656** in the Town of Wappinger. (Cappelli)
(Lead Agency: March 30, 2020)

Discussion:

19-5200 Obercreek Lot Line Re-alignment: To vote on preliminary and final on a Lot Line Re-alignment for the consolidation of seven (7) existing tax parcels and seven (7) proposed lots on a combined total acreage of 32.85 in the R80 and R40/80 Zoning Districts. The property is located on **Creek Road, New Hamburg Road and Marlorville Road** and is identified as **Tax Grid Nos. 6057-02-772763(2.33) 6057-02-847758(20.31) 6057-02-849804(1.52), 6057-02-914890(7.00), 6057-02-948875(0.20), 6057-02-959870(0.67), 6057-02-987852(0.82)** in the Town of Wappinger. (Chazen) (September 21, 2020 Public Hearing waived) (Lead Agency: September 22, 2020) (Negative Declaration: November 2, 2020) (Variances granted: December 8, 2020)

Discussion Continued:

20-3424 (Site Plan), 20-5205 (Lot Line Consolidation), and 20-4087 (Special Use Permit) Gasland Petroleum Route 9D - Hughsonville: To discuss changes and new proposal on a Site Plan, Special Use Permit and a Lot Line Consolidation. The applicant is proposing to consolidate 5 tax parcels and to install a gasoline fueling station with four fuel pumps and to construct a 7,800 sf. convenience and liquor store, four one-bedroom apartments on 1.8 acres in a HM Zoning District. The property is located at **123-125 New Hamburg Road, 2357, 2361-2365 Route 9D** and is identified as **Tax Grid Nos. 6157-01-048643 (0.21), 057642 (0.20), 057654 (0.69), 059643 (0.14) & 040637 (0.55)** in the Town of Wappinger. (Chazen) (Public Hearing opened & adjourned to November 2, 2020) (Lead Agency: October 7, 2020)

21-3437 Locust Tree Residential Properties, LLC Landscape Business (Amended Site Plan): To discuss an amended Site Plan application for their landscape business. The applicant is proposing improvement to the geometry of the entrance driveway, installation of a new landscaped island and hotbox on 2.47 acres in an AI Zoning District. The property is located at **80 Airport Drive** and is identified as **Tax Grid No.: 6259-04-667424** in the Town of Wappinger. (Wojciekofsky)

20-3432 MWF, LLC Subaru Dealership Façade, Metal Panels & Stone Upgrade: To discuss an amended Site Plan application. The applicant is proposing to remove the berm and additional landscaping, lighting, car display pad with cosmetic change to existing building to conform to Subaru design on 6.31 acres in an HB Zoning District. The property is located at **1162 Route 9** and is identified as **Tax Grid No.: 6157-04-659168** in the Town of Wappinger. (Turner)

Conceptual Review:

21-3438 Lawrence Farms Conversion of Office Building into Apartments: To discuss a Conceptual Review application to convert an existing 2,304 sf. office and storage building into four 1-bedroom apartments on 9.91 acres in an HB Zoning District. The property is located at **1083 Route 9** and is identified as **Tax Grid No.: 6156-02-710924** in the Town of Wappinger. (Pilon)