

## **AGENDA – UPDATED as of July 18, 2022**

**Town of Wappinger Planning Board**  
**Meeting Date: July 18, 2022**  
**Time: 7:00 PM**  
**Workshop: 6:30 PM**

**Town Hall**  
**20 Middlebush Road**  
**Wappingers Falls, NY**

**Pledge of Allegiance**

**Roll Call**

**Acceptance of the Minutes from July 6, 2022**

### **Adjourned Public Hearing:**

**21-3448 (Site Plan) / 21-4095 (Special Use Permit) – Jiffy Lube Multi-Care:** The Town of Wappinger Planning Board will conduct an adjourned public hearing on a Site Plan application and Special Use Permit. The applicant is proposing a quick oil change facility and automotive service on 0.78 acres in a SC Zoning District. The property is located at **1506 Route 9** and is identified as **Tax Grid No.: 6157-02-653974** in the Town of Wappinger. (Malawski) (Variance: December 14, 2021) (Public Hearing opened: June 6, 2022 and adjourned to June 20, 2022, adjourned to July 6, 2022, adjourned to July 18, 2022)

### **Discussion:**

**22-5217 Ashcraft & Longobardi Lot Line Re-alignment:** To vote on a resolution on a Lot Line Re-alignment application between Kimberly Ashcraft, JoAnn Longobardi and Laura Alexander Tyler, as Trustee of the Beloin Papio Agreement. The owner 56 Balfour Drive (Laura Alexander Tyler) is proposing to convey approximately 0.071 acres of property to the owners of 58 Balfour Drive (Kimberly Ashcraft and JoAnn Longobardi) in an R-20 Zoning District. The properties are located at **56 & 58 Balfour Drive** and are identified as **Tax Grid Nos.: 6257-02-668542 (Ashcraft/Longobardi-0.35 acres)** and **6257-02-553 (Tyler-0.64 acres)** in the Town of Wappinger. (Sheridan) (Public Hearing waived: July 6, 2022)

**22-4101 (Special Use Permit) Mid-Hudson Islamic Association Solar Array:** To vote on a resolution on a Special Use Permit application. The applicant is proposing the installation of a 30kWp roof mounted solar array consisting of 82 panels and 3 inverters on 4.6 acres in an R40 Zoning District. The property is located at **125 All Angels Hill Road** and is identified as **Tax Grid No.: 6258-02-628535 (Mosque)**; and **218 Myers Corners Road** and is identified as **Tax Grid No.: 6258-02-647552 (Imam's Home)** in the Town of Wappinger. (SunCommon)

**Discussion Continues:**

**22-3458 (Site Plan) and 22-4102 (Special Use Permit) – Cooper Road Conversion of Existing Residential Structure to Multi-family Dwelling:** To discuss a Site Plan application and Special Use Permit. The applicant is proposing to convert an existing residential building into 4 multi-family dwelling units on 3.62 acres in an R20 Zoning District. The property is located at **135 Cooper Road** and is identified as **Tax Grid No.: 6156-02-871849** in the Town of Wappinger. (Day & Stokosa)

**22-3459 JP Morgan Chase Roof Top Solar – Amended Site Plan:** To discuss a Site Plan application. The applicant is proposing the installation of roof top solar and accessory equipment on an existing bank on 0.832 acres in an HB Zoning District. The property is located at **1460 Route 9** and is identified as **Tax Grid No.: 6157-02-650897** in the Town of Wappinger. (Black & Veatch)

**Miscellaneous:**

**20-3429 Poughkeepsie Nissan Amended Site Plan:** To discuss lighting plan on 2.41 acres in an HB Zoning District. The property is located at **1445 Route 9** and is identified as **Tax Grid No.: 6157-02-607850** in the Town of Wappinger. (Paggi) (Public Hearing waived November 2, 2020) (Approved: October 18, 2021)

**Extension:**

**20-3424 (Site Plan), 20-5205 (Lot Line Consolidation), and 20-4087 (Special Use Permit) Gasland Petroleum Route 9D - Hughsonville:** Seeking their first 6 months extension on an Amended Site Plan and Special Use Permit. The applicant is requesting this extension to allow them time to coordinate with and obtain approvals from outside agencies before finalizing its building permit application materials. If granted, this extension will begin July 19, 2022 through January 18, 2023. The applicant is proposing to consolidate 5 tax parcels and to develop a gasoline filling station (4 pumps with 8 fueling stations), a 3,630 square foot convenience store, with 3 one-bedroom apartments located above in a single 7,260 square foot building, and 32 parking spaces, on 1.8 acres in a HM Zoning District. The property is located at **123-125 New Hamburg Road, 2357 Route 9D, 2361-2365 Route 9D** and is identified as **Tax Grid Nos. 6157-01-048643 (0.21 acres), 057642 (0.20 acres), 057654 (0.69 acres), 059643 (0.14 acres) & 040637 (0.55 acres)** in the Town of Wappinger. (Chazen) (Lead Agency: October 7, 2020) (Public Hearing October 5, 2020; adjourned to November 2, 2020, adjourned to December 7, 2020, adjourned to February 1, 2021, Discussion only: March 15, 2021, Public Hearing adjourned to May 5, 2021) (Amended Lead Agency: March 26, 2021) (Public Hearing closed: May 3, 2021) (Negative Declaration: July 19, 2021) (Preliminary and Final Subdivision approved: July 19, 2021) (Site Plan & Special Use Permit approved: July 19, 2021)