

## **AGENDA – UPDATED as of February 7, 2023**

**Town of Wappinger Planning Board**  
**Meeting Date: February 6, 2023**  
**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 18, 2023 Meeting**

### **Adjourned Public Hearing:**

**22-3464 (Site Plan) and 22-4105 (Special Use Permit) Children's Enrichment Project, LLC:** The Town of Wappinger Planning Board will conduct an adjourned public hearing on an amended Site Plan and Special Use Permit application. The applicant is proposing to conduct a private club for parents and their children for childhood enrichment on 1.4 acres in an HM Zoning District. The property is located at **2321-2325 Route 9D** and is identified as **Tax Grid No.: 6057-02-987580** in the Town of Wappinger. (Day & Stokosa) (Public Hearing adjourned February 6, 2023) (Area Variance: January 24, 2023)

### **Discussion:**

**20-3425 (Site Plan) / 20-4088 (SUP) Downey Energy Liquid Propane Storage:** Continue discussion on the DEIS 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) (Public Hearing closed: April 19, 2021) (Positive Declaration approved: April 4, 2022) (Public Scoping Session closed: January 18, 2023)

### **Conceptual Review:**

**23-3466 – U-Haul Stage Door Road:** To Discuss a Conceptual Review application. The applicant is proposing to remove the existing warehouse building and construct two (2) new buildings to operate their self-storage, U-Box, and truck/trailer rental business operations on a total of 7.40 acres in an HB Zoning District. The property is located at **Stage Door Road** and is identified as **Tax Grid Nos.: 6156-02-777824 (2.00 acres), 6156-02-771855 (0.64 acres), 6156-02-794847 (2.00 acres) and 6156-02-820883 (2.76 acres)** in the Town of Wappinger (Povall)

**Conceptual Review continues:**

**23-3467 – Safire Properties Warehouse:** To discuss a Conceptual Review application. The applicant is proposing an 18,000 sf. warehouse consisting of 4 units, 10 parking spaces and a refuse enclosure on 2.00 acres in an HB Zoning District. The property is located at **Stage Door Road** and is identified as **Tax Grid No.: 6156-02-845873** in the Town of Wappinger. (LaBella)

**Extension:**

**20-5211 Smith 3-Lot Subdivision:** Seeking two 90-days extension of the Preliminary and Final Subdivision Plat 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 applicant is requesting this extension to allow time to finalize the conditions of the resolution. If granted, this extension will begin retroactively from January 4, 2023 through July 3, 2023. 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 closed: July 7, 2021) (Lead Agency: August 24, 2021) (Approved: October 4, 2021)

**Miscellaneous:**

**REFERRAL** – Town of Fishkill Planning Board – Appalachian View 4-Lot Subdivision

**Planning Board Vice Chair** – Entertain vote for a Vice Chair

Alpine Commons – Lead Agency