

AGENDA – UPDATED as of March 3, 2023

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

Adjourned Public Hearing:

22-5219 Aquado Subdivision: The Town of Wappinger Planning Board will conduct an Adjourned Public Hearing on a Subdivision application. The applicant is proposing to subdivide into two (2) individual building lots on 34.4 acres in an R-40 Zoning District. The property is located on **Ketchamtown Road** and is identified as **Tax Grid No.: 6157-03-070275** in the Town of Wappinger. (Povall) (Lead Agency: October 17, 2022) (Public Hearing opened: January 18, 2023) (Adjourned to March 6, 2023)

Public Hearing:

22-5222 Torregrosso Subdivision: The Town of Wappinger Planning Board will conduct a Public Hearing on a Subdivision application. The applicant is proposing a 3-lot residential subdivision for an existing residential parcel which includes an existing residence on 5.67 acres in an R-40 Zoning District. The property is located at **271 All Angels Hill Road** and is identified as **Tax Grid No.: 6257-02-986805** in the Town of Wappinger. (Day & Stokosa) (Lead Agency: January 24, 2023)

Discussion:

22-3464 (Site Plan) and 22-4105 (Special Use Permit) Children's Enrichment Project, LLC: To vote 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 Continues:

22-5220 Licari Subdivision: To discuss a Subdivision application. The applicant is proposing to subdivide into two (2) separate parcels. One (1) parcel for the existing single family home and the two (2) apartments. The restaurant will be demolished and a single family home will be built on 1.64 acres in an R-20/40 Zoning District. The properties are located at **39-41 Middlebush Road** and is identified as **Tax Grid No.: 6157-01-458871** in the Town of Wappinger. (Lawrence)

21-3439 (Site Plan) and 22-4100 (Special Use Permit) CarMax Auto Superstore – Wappinger: To discuss a Site Plan application and Special Use Permit application. The applicant is proposing to construct a 4,300 square feet sales area, 800 square feet retail space, 2,600 square feet service area and 1,340 square feet car wash area on 7.57 acres in an HB Zoning District. The property is located at **1105-1115 Route 9** and is identified as **Tax Grid No.: 6156-02-664986** in the Town of Wappinger. (Bohler Engineering) (Lead Agency: May 12, 2022)

23-3469 (Site Plan) and 23-4106 (Special Use Permit) Myers Corners Solar Farm – Lightstar: To discuss a Site Plan application and Special Use Permit application. The applicant is proposing the installation of a ground mounted solar voltaic mixed use with agricultural use on 38.09 acres. The property was rezoned from an R-40 Zoning District to an R-80 Zoning District. The property is located at **189 Myers Corners Road** and is identified as **Tax Grid No.: 6258-03-376432** in the Town of Wappinger. (Lightstar)

Architectural Review:

23-3468 ODA / BarVino Restaurant Roof Re-design: To discuss an Architectural Review application. The applicant is proposing to do some modifications to the front roof area of the restaurant on 2.74 acres in an HB Zoning District. The property is located at **1099 Route 9** and is identified as **Tax Grid No.: 6156-02-690971** in the Town of Wappinger. (Redl)

Extension:

18-3390 Riverview Land Company, LLC (Amended Site Plan): Seeking their second one year extension on an Amended Site Plan application and Special Use Permit for the construction of two new structures totaling 54,263 sf. that will replace an existing 42,381 sf. building on 6.5 acres in a GB Zoning District. The applicant is requesting this extension due to the Covid-19 pandemic. If granted, this extension would begin March 16, 2023 through March 15, 2024. The property is located at **157 River Road North** and is identified as **Tax Grid No. 6056-01-174862** in the Town of Wappinger. (Day & Stokosa) (Resolution approved on March 18, 2019)

22-5218 Hammond, O'Leary & Witkowski Lot Line Re-alignment: Seeking a 90-day extension on a Lot Line Re-alignment between Nicole Hammond, Mary O'Leary and Sean & Jessica Witkowski in an R-20 Zoning District. This extension is being requested to allow the attorneys to finalize the legal documents. If granted, this extension will begin on March 6, 2023 through June 2, 2023. The owners are proposing a lot line re-alignment between their three (3) parcels located on Chelsea Road as follows:
122 Chelsea Road, Tax Grid No.: 6056-03-427460 (Hammond) 1.61 acres;
126 Chelsea Road, Tax Grid No.: 6056-03-445462 (O'Leary) 0.28 acres;
128 Chelsea Road, Tax Grid No.: 6056-03-454462 (Witkowski) 0.36 acres; in the Town of Wappinger. (Povall)

19-5200 Obercreek Lot Line Re-alignment: Seeking a 6-months extension 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. This extension is being requested to allow the Town to complete their review of the DOH approved documents submitted. If granted, this extension will begin on March 15, 2023 through September 14, 2023. The property is located on **Creek Road, New Hamburg Road and Marlerville 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) (Preliminary and final approved: March 15, 2021)