

AGENDA – UPDATED as of March 15, 2023

Town of Wappinger Planning Board
Meeting Date: March 20, 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 March 6, 2023 Meeting

Adjourned Public Hearing:

22-5202 – Bertero Subdivision: The Town of Wappinger Planning Board will conduct an adjourned public hearing on a Subdivision application to subdivide 2-lots on 6.21 acres in an R40 Zoning District. The property is located at **100 Stonykill Road** and is identified as **Tax Grid No.: 6056-02-835650** in the Town of Wappinger. (Gillespie) (Public Hearing opened: June 6, 2022) (Public Hearing adjourned to July 6, 2022) (Public Hearing adjourned to August 1, 2022) (Public Hearing adjourned to September 7, 2022) (Public Hearing adjourned to September 19, 2022) (Adjourned to October 17, 2022) (Adjourned to November 21, 2022) (Adjourned to January 18, 2023) (Adjourned to March 20, 2023)

Discussion:

23-3469 (Site Plan) and 23-4106 (Special Use Permit) Myers Corners Solar Farm – Lightstar: To discuss felling of trees on 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)

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Discussion Continues:

22-3454 - 33 Middlebush Road (Site Plan) and 19-5201 (Lot Line Consolidation):

To discuss a site plan application to convert the existing building for contractor storage and combining both lots dissolving the property line between the parcels by creating one lot. A Use Variance was granted on August 22, 2017 by the Zoning Board of Appeals for contractor storage on 1.75 acres in an R20/40 Zoning District. The property is located at **33 Middlebush Road** and is identified as **Tax Grid Nos.: 6157-01-414840** (0.88) and **6157-01-396837** (0.87) in the Town of Wappinger. (Use Variance granted: August 22, 2017) (Wojciekofsky)

21-3442 –Tassone Court addition of Commercial Use – Amended Site Plan: To discuss an Amended Site Plan application. The applicant is proposing to amend their site plan to include service use on 2.57 acres in an HB Zoning District. The property is located at **3-17 Route 9** and is identified as **Tax Grid No.: 6156-02-777882** in the Town of Wappinger. (Burns)

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)

23-3471 – Unshattered: To discuss a Conceptual Review application. The applicant is proposing the following uses. Retail and artisanal studio on 5 acres in a CC Zoning District. The property is located at **1090 Route 376** and is identified as **Tax Grid No.: 6358-01-296627** in the Town of Wappinger. (Lyndgaard)

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Extension:

21-5212 Myers Run, LLC Subdivision: Seeking their first 90-day extension on a Final Subdivision application. The applicant is proposing a 12-lot single family subdivision on two existing undeveloped lots totaling 22.9 acres in an R40 Zoning District. The applicant requesting this extension as they await Health Department and Department of Public Works review and completion of the project. If granted, this extension would begin April 2, 2023 through July 1, 2023. The property is located on **Myers Corners Road** and is identified as **Tax Grid No.: 6258-04-976478 (15 acres) & 6258-04-032492 (7.9 acres)** in the Town of Wappinger. (Berger) (Lead Agency: June 17, 2021) (Public Hearing opened September 8, 2021) (Public Hearing adjourned to December 6, 2021) (Public Hearing adjourned to January 19, 2022) (Public Hearing adjourned to February 7, 2022) (Adjourned to March 7, 2022) (Neg. Dec. approved: March 7, 2022) Preliminary Subdivision approved: March 7, 2022) (Felling of trees approved: March 7, 2022) (October 3, 2022: Final Subdivision approved)