

AGENDA – UPDATED as of March 29, 2023

Town of Wappinger Planning Board
Meeting Date: April 3, 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 20, 2023 Meeting

Public Hearing:

21-3439 (Site Plan) and 22-4100 (Special Use Permit) CarMax Auto Superstore – Wappinger: The Town of Wappinger Planning Board will conduct a Public Hearing on 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: The Town of Wappinger Planning Board will conduct a Public Hearing 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)

Discussion:

22-5219 Aquado Subdivision: To vote 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)

Discussion Continues:

21-3442 –Tassone Court addition of Commercial Use – Amended Site Plan: To vote on 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) (Public Hearing waived)

22-3464 (Site Plan) and 22-4105 (Special Use Permit) Children’s Enrichment Project, LLC: To discuss an amended Site Plan and Special Use Permit application previously approved on March 6, 2023. 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) (Resolution approved: March 6, 2023)

23-3470 (Site Plan) and 23-4107 (Special Use Permit) Verizon Wireless Communications Facility – Diddell Road: To discuss a Site Plan application and Special Use Permit application. The applicant is proposing to install and operate a wireless service facility in an R-40/80 and R-3A Zoning Districts. The property is located off **Diddell Road** and is identified as **Tax Grid No.: 6359-01-480600** in the Town of Wappinger (Young / Sommer)

Architectural Review:

23-3472 – Heritage Pergola for Patio: To discuss an Architectural Review application. The applicant is proposing to construct a pergola around the patio of their restaurant on 1.89 acres in an HB Zoning District. The property is located at **1379 Route 9** and is identified as **Tax Grid No.: 6157-02-594684** in the Town of Wappinger. (Camac)