

## **AGENDA – UPDATED as of July 11, 2023**

**Town of Wappinger Planning Board**

**Meeting Date: July 17, 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 July 5, 2023**

### **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) (Adjourned to May 15, 2023) (Adjourned to June 19, 2023) (Adjourned to July 17, 2023)

### **PUBLIC HEARING:**

#### **23-3470 (Site Plan) and 23-4107 (Special Use Permit) Verizon Wireless**

**Communications Facility – Diddell Road:** 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 install 124 foot height monopole 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.

#### **23-3477 (Site Plan) and 23-4109 (Special Use Permit) Verizon Wireless – Kent**

**Road Small Wireless Facility:** 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 install a 50 foot (Class 2) wooden utility pole with one (1) antenna, equipment and utilities in an R20 Zoning District. The property is located at the corner of **Kent Road and Baldwin Drive** and is identified as **Tax Grid No.: 6157-01353724** in the Town of Wappinger. (Young / Sommer)

**PUBLIC HEARING CONTINUES:**

**23-3478 (Site Plan) and 23-4110 (Special Use Permit) Verizon Wireless – Spook Hill Park Small Wireless Facility:** 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 install a 50 foot (Class 2) wooden utility pole with one (1) antenna, equipment and utilities in an R20 Zoning District. The property is located at the corner of **Nancy Aleen Drive and Spook Hill Road** and is identified as **Tax Grid No.: 6157-01353724** in the Town of Wappinger. (Young / Sommer)

**DISCUSSION:**

**23-3476 (Site Plan) and 23-4108 (Special Use Permit) – Chelsea Ridge Wastewater Treatment Plant – Amended Site Plan:** To vote on an Amended Site Plan and Special Use Permit application. The applicant is proposing to install additional tankage and equipment on an existing wastewater treatment plant on 47.95 acres in an RMF5 Zoning District. The property is located at **85 Popula Boulevard** and is identified as **Tax Grid No.: 6056-01-468615** in the Town of Wappinger. (Delaware) (Public Hearing opened and closed: July 5, 2023)

**22-5222 –Torregrossa Subdivision:** To discuss 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) (Public Hearing opened & closed: March 6, 2023) (62-day clock waived)

**23-3482 – Obercreek Farm Brewery & Tasting Room Site Plan:** To discuss a Site Plan application. The applicant is proposing the construction of a brewery (5,000 sf), tasting room (4,500 sf) and farm stand (1,250 sf.) on 20.04 acres in an R-80 Zoning District. The property is located **81 New Hamburg Road** and is identified as **Tax Grid No.: 6057-02-847758** in the Town of Wappinger. (LaBella)

**Conceptual Review:**

**23-3483 – The Flow Kingdom Ministries Church / Assembly:** To discuss a Conceptual Review application. The applicant is proposing to operate a church / assembly in an HB Zoning District on 5.02 acres. The property is located at **1070-1072 Route 9** and is identified as **Tax Grid No.: 6156-02-800910** in the Town of Wappinger. (Paggi)