

AGENDA – UPDATED as of August 2, 2023

Town of Wappinger Planning Board
Meeting Date: August 7, 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 17, 2023

Discussion:

22-5202 – Bertero Subdivision: To vote 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) (Uncoordinated review: July 17, 2023) (Public Hearing closed: July 17, 2023)

21-3439 – (Site Plan) and 22-4100 (Special Use Permit) CarMax Auto Superstore – Wappinger: To vote 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) (Public Hearing opened: April 3, 2023) (Adjourned to May 1, 2023) (Adjourned to June 19, 2023) (Public Hearing closed: June 19, 2023)

23-5225 – Mountainview Ranch Lot Line Re-alignment: To discuss a Lot Line Re-alignment. The applicant is proposing to reconfigure the lot lines between four (3) lots from a subdivision in the 1980s in an R40/80 Zoning District. The properties are located as follows: **90 Smith Crossing Road and 50 Ostuni Way** and they are identified as **Tax Grid Nos.: 6359-01-134683 (59.63 acres), 6359-01-050625 (16.16 acres), 6359-01-182562 (30.39 acres)** in the Town of Wappinger. (Ostuni)

Discussion Continues:

23-3466 – (Site Plan) and 23-4112 (Special Use Permit) U-Haul Stage Door Road:

To discuss a Site Plan and Special Use Permit 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)

23-5226 – U-Haul Stage Door Road Lot Consolidation: To discuss a Lot Consolidation application. The applicant is proposing to consolidate four (4) lots for the development of a new U-Haul facility 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)

18-5192 – Kimmel Subdivision: To discuss a Subdivision application to subdivide and create four (4) lots and an additional one (1) lot for a total of five (5) lots on 13.6 acres in an R40 Zoning District. The property is located at **325 Pine Ridge Drive** and is identified as **Tax Grid Nos. 6257-04-624259 (1.3), 6257-04-608305 (8.0) and 6257-04-647304 (4.3)** in the Town of Wappinger (Hudson Land Design) (Lead Agency: June 20, 2022) (Public Hearing: August 1, 2022) (Adjourned to September 19, 2022) (Adjourned to October 17, 2022) (Adjourned to November 7, 2022) (Public Hearing closed: November 7, 2022)

23-5224 – Joey Estates: To discuss a conventional Subdivision application. The applicant is proposing approval for an 88 lot subdivision on 139 acres in an R-40/80 Zoning District. The property is located at **Cedar Hill Road** and is identified as **Tax Grid No.: 6257-03-247036** in the Town of Wappinger. (Day & Stokosa)

Conceptual Review:

23-3484 – Moonrise Bagels: To discuss a Conceptual Review application. The applicant is proposing to operate a bagel shop on 1.89 acres in an HB Zoning District. The property is located at **1383 Route 9** and is identified as **Tax Grid No.: 6157-02-594684** in the Town of Wappinger. (Tinkelman)

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Extension:

22-5218 Hammond, O’Leary & Witkowski Lot Line Re-alignment: Seeking their third 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 September 1, 2023 through December 31, 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)

21-5212 – Myers Run, LLC Subdivision: Seeking their third 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 September 1, 2023 through December 31, 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)