

AGENDA – AMENDED as of August 25, 2023

Town of Wappinger Planning Board
Meeting Date: September 6, 2023 – **(WEDNESDAY)**
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 August 7, 2023

Adjourned 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 an Adjourned 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. (Public Hearing opened and adjourned: to September 6, 2023)

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 an Adjourned 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. (Public Hearing opened and adjourned: to September 6, 2023) (Young / Sommer)

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 an Adjourned 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. (Public Hearing opened and adjourned: to September 6, 2023) (Young / Sommer)

Discussion:

18-5192 – Kimmel Subdivision: To vote on 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)

23-3479 – Adams of Wappinger, LLC Remodel: To discuss an amended Site Plan application. The applicant is proposing remodeling of the existing Adams Fairacre Farms Store to include additional parking, relocation of fire hydrant, extending sidewalk and reconfiguring selected departments to enhance customer traffic floor in an HB Zoning District. The property is located at **160 Old Post Road** and is identified as **Tax Grid No.: 6157-04-647343** in the Town of Wappinger. (Betcher)

23-3482 (Site Plan) and 23-4111 (Special Use Permit) – Obercreek Farm Brewery & Tasting Room Site Plan: To discuss a Site Plan and Special Use Permit (Section 240-55) 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:

23-3485 – DC Sports Renovation: To discuss a Conceptual Review application. The applicant is proposing the modification of an existing bumper boat pool and turn it into a 3-story outdoor ropes course on 2.95 acres in an HD Zoning District. The property is located at **1630 Route 9** and is identified as **Tax Grid No.: 6158-04-551329** in the Town of Wappinger. (Pizzarelli)

23-3486 – Central Bark Hudson Valley – Wappinger: To discuss a Conceptual Review Application. The applicant is proposing to build and operate a Dog Day Care & Veterinary Clinic on 62.09 acres (vacant land) in an R40/80 Zoning District. The property is located on **Route 9D** and is identified as **Tax Grid No.: 6057-04-964107 in the Town of Wappinger.** (Donofrio)