

AGENDA – UPDATED as of November 14, 2023

Town of Wappinger Planning Board
Meeting Date: November 20, 2023
Time: 7:00 PM
Workshop: 6:30 PM

Town Hall
20 Middlebush Road
Wappingers Falls, NY

Pledge of Allegiance

Roll Call

Acceptance of the Minutes from November 6, 2023

Public Hearing:

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

The Town of Wappinger Planning Board will conduct a Public Hearing on 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) (Variances granted: August 22, 2023)

Discussion:

22-5220 Licari Subdivision: To vote on a Subdivision application. The applicant is proposing to subdivide into two (2) separate parcels. One (1) parcel for the existing single family home and the two (2) apartments. The restaurant will be demolished and a single family home will be built on 1.64 acres in an R-20/40 Zoning District. The properties are located at **39-41 Middlebush Road** and is identified as **Tax Grid No.: 6157-01-458871** in the Town of Wappinger. (Lawrence) (Variance: October 25, 2022) (Public Hearing opened and closed: November 6, 2023)

23-3482 (Site Plan) and 23-4111 (Special Use Permit) – Obercreek Farm Brewery & Tasting Room Site Plan: To vote on a Site Plan application 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 at **81 New Hamburg Road** and is identified as **Tax Grid No.: 6057-02-847758** in the Town of Wappinger. (LaBella)

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Discussion Continues:

23-3488 – CubeSmart Outside Storage of Recreational Vehicles – Amended Site Plan: To discuss an amended site plan application. The applicant is proposing to add outside storage for recreational vehicles to an existing self-storage site on 30.81 acres in a COP Zoning District. The property is located at **169 Myers Corners Road** and is identified as **Tax Grid No.: 6258-03-278358** in the Town of Wappinger. (Day & Stokosa)

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)