

AGENDA – UPDATED as of December 15, 2023

Town of Wappinger Planning Board
Meeting Date: January 10, 2024 (**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 November 20, 2023 and December 4, 2023

Adjourned Public Hearing:

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. (Young / Sommer) (Public Hearing opened on July 17, 2023 and adjourned: to September 6, 2023) (Adjourned to October 16, 2023) (Public Hearing adjourned to November 6, 2023) (Public Hearing adjourned to December 4, 2023)

Discussion:

23-3470 (Site Plan) and 23-4107 (Special Use Permit) Verizon Wireless Communications Facility – Diddell Road: To vote 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. (Young / Sommer) (Public Hearing opened on July 17, 2023 and adjourned: to September 6, 2023) (Public Hearing adjourned to October 16, 2023) (Public Hearing adjourned to November 6, 2023) (Public Hearing closed: November 6, 2023)

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

To vote 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) (Public Hearing closed: November 20, 2023)

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Discussion Continues:

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

To vote 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) (Public Hearing closed: November 20, 2023)

22-5222 Torregrossa Subdivision: To vote on 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)

23-5224 – 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:

23-5228 – Suben, LLC Subdivision: To discuss a Conceptual Review application. The applicant is proposing to subdivide two (2) residential lots on 3.1 acres in an R-20 Zoning District. The property is located at the corner of **New Hackensack Road and Widmer Road** and is identified as **Tax Grid No.: 6158-04-632426** in the Town of Wappinger. (Hudson Land Design)

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Extension:

10-5155 – Chelsea Farm Subdivision: Seeking their eighth one year extension on a final subdivision approval for Chelsea Farm Subdivision for their proposed 17 lot subdivision in an R-40/80 Zoning District on 186.8 acres. This extension is being requested as we have made progress in satisfying the conditions of the resolution. We are in the process of circulating plans for final review by the Town Engineer and Planner and the County Health Department. If granted, this extension would begin on January 29, 2024 through January 28, 2025. This parcel is located on **Chelsea Road (County Route 92) & North River Road** and is identified as **Tax Grid No. 6056-01-138527 (102.7 acres) & 6056-01-190688 (84.1 acres)** in the Town of Wappinger. (Koehler) (LA 4/9/10) (Rec'd preliminary subdivision approval 11-3-14) (Opened & closed PH 1/20/16) (Final subdivision approval 02-01-16)

21-5212 – Myers Run, LLC Subdivision: Seeking their third 6 months 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 is requesting this extension to allow time for the finalization of the various permitting and legal agreements of the project. If granted, this extension would begin retroactively September 1, 2023 through March 1, 2024. 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)