

## AGENDA – UPDATED as of February 23, 2024

Town of Wappinger Planning Board  
Meeting Date: March 4, 2024  
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 February 5, 2024 Meeting.

### Discussion:

**23-3485 – DC Sports Renovation:** To discuss an amended Site Plan and Special Use Permit application. The applicant is proposing a state-of-the art ropes/aerial course inside 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)

**23-5228 – Suben, LLC Subdivision:** To discuss a Subdivision 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)

**24-3490 Sikh Temple:** To discuss an amended Site Plan application. This application was granted a Site Plan approval on May 7, 2018 for a 20,000 sf. temple. The applicant is now proposing the construction of a Sikh Temple consisting of 13,500 sf. The property is located at the corner of **Old Hopewell Road & All Angels Hill Road** in the R-40 Zoning District and is identified as **Tax Grid No. 6257-04-919433** in the Town of Wappinger. (Cappelli) (Previously approved: May 7, 2018)

**24-3491 (Site Plan) / 24-4115 (SUP) Heinemann Caretaker's Cottage Site Plan & Special Use Permit:** To discuss a Site Plan and Special Use Permit application. The applicant is proposing the conversion and legalization of an existing accessory structure as a caretaker's cottage on 21.28 acres in an R40 Zoning District. The property is located at **1111 Route 376** and is identified as **Tax Grid No.: 6358-01-205670** in the Town of Wappinger. (Day & Stokosa)

**23-5224 – Joey Estates:** To discuss a conventional Subdivision application. The applicant is proposing approval for an 80-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)

**20-3425 (Site Plan) / 20-4088 (SUP) Downey Energy Liquid Propane Storage:**  
To discuss a Site Plan application and Special Use Permit for a proposed liquid propane bulk storage facility on 5.4 acres in an HB Zoning District. The property is located at **199 Old Route 9** and is identified as **Tax Grid No.: 6156-02-763656** in the Town of Wappinger. (Cappelli) (Lead Agency: March 30, 2020) (Public Hearing closed: April 19, 2021) (Positive Declaration approved: April 4, 2022)

**Conceptual Review:**

**24-3492 – North Chelsea, LLC Ground Mounted Community Solar Farm:** To discuss a Conceptual Review application. The applicant is proposing a 5 MW (AC) Ground Mounted Community Solar Farm on 75.3 acres in an R80 Zoning District. The property is located at **30 Duck Pond Road** and is identified as **Tax Grid No.: 6056-02-955845** in the Town of Wappinger. (Carson Power)

**Extension:**

**18-3390 Riverview Land Company, LLC (Amended Site Plan):** Seeking their third one year extension on an Amended Site Plan application and Special Use Permit for the construction of two new structures totaling 54,263 sf. that will replace an existing 42,381 sf. building on 6.5 acres in a GB Zoning District. The applicant is requesting this extension due to the result of the pandemic which put them in a tough position and the costs for products have gone up. They are holding off construction due to economic reasons. If granted, this extension would begin March 15, 2024 through March 14, 2025. The property is located at **157 River Road North** and is identified as **Tax Grid No. 6056-01-174862** in the Town of Wappinger. (Day & Stokosa) (Resolution approved on March 18, 2019)

**Extension Continues:**

**18-5192 – Kimmel Subdivision:** Seeking two ninety (90-day) extensions 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 applicant is requesting this extension to allow time for them to finalize sight distance and easements issues. If granted, this extension will begin March 4, 2024 through July 4, 2024. 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) (Approved: September 7, 2023)