

AGENDA – UPDATED as of March 12, 2024

Town of Wappinger Planning Board
Meeting Date: March 18, 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 March 4, 2024 Meeting.

Public Hearing:

23-3485 – DC Sports Renovation: The Town of Wappinger Planning Board will conduct a Public Hearing on 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)

Discussion:

24-3489 – Village Crest Apartments Laundry / Gym Addition (Amended Site Plan): To vote on an amended Site Plan application. The applicant is proposing to construct two (2) new laundry / gym buildings in an RMF-5 Zoning District. The property is located at **510 Maloney Road** and is identified as **Tax Grid Nos.: 6259-02-635855 (11.2 acres) and 6259-02-705840 (11.4 acres)** in the Town of Wappinger. (Povall)
(Public Hearing waived: February 5, 2024)

24-5229 – Tyburczy, Hundley & Carpenter Lot Line Re-alignment: To discuss a Lot Line Re-alignment application between Nicholas Tyburczy, Sharon Hundley and Matthew Carpenter. The owner, Nicholas Tyburczy residing at 109 Caroline Drive, E is proposing to convey 0.138 acres to the owners of 15 Thorn Acres Drive in an R20 Zoning District. The properties are as follows:
109 Caroline Drive, E. Tax Grid No.: 6056-03-227366 (Nicholas Tyburczy-1.15 acres)
15 Thorn Acres Drive. Tax Grid No.: 6056-03-223388 (Sharon Hundley & Matthew Carpenter-0.34 acres) in the Town of Wappinger. (Tyburczy)

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) (Lead Agency: August 7, 2023)

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) (Lead Agency: August 22, 2023)

23-3487 – Old State Road (561-563) Amended Site Plan: To discuss a Site Plan application. The applicant is proposing to keep the existing 1-family, 2-story residential building and convert the existing 1-story retail building to an 800 sf. residential single-family apartment and a 450 sf. office to be utilized by the applicant on 1.778 acres in an HB Zoning District. The property is located at **561-563 Old State Road** and is identified as **Tax Grid No.: 6157-02-580777** in the Town of Wappinger. (Day & Stokosa)

24-3493 – Central Hudson Gas & Electric – Chelsea HPFF DC Cable Terminal Replacement: To discuss a Site Plan application. The applicant is proposing to move the existing utility electrical transition station away from the steep slope on a total of 19.18 acres in an R40/80 Zoning District. The property is located at **114 Carnwath Farms Lane** and is identified as **Tax Grid No.: 6057-03-397080** in the Town of Wappinger. (Reid)

Conceptual Review:

24-3494 – Iglesia Cristiana El Sembrador Addition: To discuss a Conceptual Review application. The applicant is proposing to construct four additional meeting rooms in their existing 2-story church to include classrooms, 2 bathrooms, office and storage on 1.3 acres in an HM Zoning District. The property is located at **2368 Route 9D** and is identified as **Tax Grid No.: 6157-01-083615** in the Town of Wappinger. (DeFonseca)