

AGENDA – UPDATED as of September 13, 2024

Town of Wappinger Planning Board
Meeting Date: September 16, 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 September 4, 2024

Discussion:

24-5232 – MLC Smithtown Properties, LLC Subdivision: To vote on a Subdivision application. The applicant is proposing to subdivide off a 0.23 acres portion of the parcel located in the Town of Wappinger that has an existing well and garage to be included in the existing cottage and residential portion of the property that's located in the Town of Fishkill creating two residential lots. The property is in an R-80 Zoning District located at **Smithtown Road and Cedar Hill Road** and is identified as **Tax Grid No.: 6256-01-210678** in the Town of Wappinger. (Day & Stokosa) (Public Hearing opened & closed: September 4, 2024)

21-3439 – (Site Plan) and 22-4100 (Special Use Permit) CarMax Auto Superstore – Wappinger: To discuss a minor administrative modification of the conditions of the resolution that was approved on August 7, 2023 on a Site Plan application and Special Use Permit application. The applicant is proposing to construct a 4,300 square feet sales area, 800 square feet retail space, 2,600 square feet service area and 1,340 square feet car wash area on 7.57 acres in an HB Zoning District. This extension is being requested to allow time to satisfy the conditions of the resolution. If granted, this extension will begin August 7, 2024 through August 6, 2025. The property is located at **1105-1115 Route 9** and is identified as **Tax Grid No.: 6156-02-664986** in the Town of Wappinger. (Bohler Engineering) (Lead Agency: May 12, 2022) (Public Hearing opened: April 3, 2023) (Adjourned to May 1, 2023) (Adjourned to June 19, 2023) (Public Hearing closed: June 19, 2023) (Approved: August 7, 2023)

24-4116 – Jackson Photovoltaic Ground Mounted Solar: To discuss a Special Use Permit for the installation of a 16.400kW ground mounted solar array consisting of 40 panels on 2.8 acres in an R20/40 Zoning District. The property is located at **25 Dugan Lane** and is identified as **Tax Grid No.: 6356-01-027985** in the Town of Wappinger. (Infinity Energy)

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10-5155 – Chelsea Farm Subdivision: To discuss tree restoration bond 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 satisfying the remaining conditions of the resolution in the event the market conditions change. If granted, this extension would begin on April 28, 2024 through July 27, 2024. 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)

Extension:

22-5202 – Bertero Subdivision: Seeking two 90-days extension on a Subdivision application to subdivide 2-lots on 6.21 acres in an R40 Zoning District. This extension is being requested to allow time for Health Department approval. If granted, this extension will begin retroactively from August 7, 2024 through February 6, 2025. The property is located at **100 Stonykill Road** and is identified as **Tax Grid No.: 6056-02-835650** in the Town of Wappinger. (Gillespie) (Public Hearing opened: June 6, 2022) (Public Hearing adjourned to July 6, 2022) (Public Hearing adjourned to August 1, 2022) (Public Hearing adjourned to September 7, 2022) (Public Hearing adjourned to September 19, 2022) (Adjourned to October 17, 2022) (Adjourned to November 21, 2022) (Adjourned to January 18, 2023) (Adjourned to March 20, 2023) (Adjourned to May 15, 2023) (Adjourned to June 19, 2023) (Adjourned to July 17, 2023) (Uncoordinated review: July 17, 2023) (Public Hearing closed: July 17, 2023) (Approved: August 7, 2023)