

AGENDA – UPDATED as of January 3, 2025

Town of Wappinger Planning Board
Meeting Date: January 6, 2025
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 December 2, 2024

Discussion:

10-5155 – Chelsea Farm Subdivision: To vote on a proposed amendment to the Resolution of Final Subdivision Plat and Wetlands Permit Approval dated February 1, 2016 for their proposed 17 lot subdivision in an R-40/80 Zoning District on 186.8 acres. 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)

24-3494 – Iglesia Cristiana El Sembrador Addition – Amended Site Plan:

To discuss an amended site plan 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)

24-5234 – Horbar & Hochweiss Lot Consolidation: To discuss a Lot Line Consolidation. The applicant is proposing to consolidate two (2), Lot #3 and Lot #4. To allow for a driveway that enters Farmers Crossing and accesses the residence on Lot #4 in an R40/80 Zoning District. The property is located at **97 New Hamburg Road** and identified as follows:

Tax Grid No.: 6057-02-970725 (1.09 acres) and **Tax Grid No.: 6057-02-978713 (.92 acres)** in the Town of Wappinger. (Reyniak)

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Extension:

23-3482 (Site Plan) and 23-4111 (Special Use Permit) – Obercreek Farm Brewery & Tasting Room Site Plan: Seeking a 6 month extension 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. This extension is being requested to allow time to obtain final Chairman signature and submit the building permit application to begin construction. If granted, this extension will begin retroactively on November 20, 2024 through May 19, 2025. 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)
(Public Hearing closed: November 6, 2023) (Approved: November 20, 2023)

Miscellaneous:

10-5155 – Chelsea Farm Subdivision: To discuss an extension.