

AGENDA – UPDATED as of March 17, 2025

Town of Wappinger Planning Board
Meeting Date: March 17, 2025
Time: 7:00 PM
Workshop: 6:30 PM

Town Hall
20 Middlebush Road
Wappingers Falls, NY

Pledge of Allegiance

Roll Call

Acceptance of the Minutes from March 3, 2025 Meeting.

Discussion:

24-5235 – Mountainview Ranch Lot Line Re-alignment: To discuss a Lot Line Re-alignment. The applicant is proposing to reconfigure the lot lines between four (4) lots from a subdivision in the 1980s in an R-3A Zoning District. The properties are located as follows: **90 Smith Crossing Road and 50 Ostuni Way** and they are identified as **Tax Grid Nos.: 6359-01-134683 (59.63 acres), 6359-01-050625 (16.16 acres), 6359-01-182562 (30.39 acres), 6359-01-119522 (17.29 acres)** in the Town of Wappinger. (Ostuni)

25-3511 Bank of America (Exterior Lighting) Amended Site Plan: To discuss an Amended Site Plan application. The applicant is proposing exterior site lighting improvements to the existing Bank of America branch on 1.07 acres in an HB Zoning District. The property is located at **1469 Route 9** and is identified as **Tax Grid No.: 6157-02-609919** in the Town of Wappinger. (Stonfield)

24-5233 (Subdivision), 24-3503 (Site Plan) and (Special Use Permit) – Acadia Place: To discuss a Subdivision, Site Plan and Special Use application. The applicant is proposing the construction of 12 single-family homes and 66 multi-family homes on a total of 89.55 acres in an R-40 Zoning District. The property is located at **Cedar Hill Road and Old Hopewell Road** and is identified as **Tax Grid No.: 6257-03-430260** in the Town of Wappinger. (Cedar Hill, LLC)

Extension:

23-3478 (Site Plan) and 23-4110 (Special Use Permit) Verizon Wireless – Spook Hill Park Small Wireless Facility:

Seeking a one-year extension 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. If granted, this extension would begin retroactively from January 10, 2025 through January 9, 2026. 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) (Public Hearing closed: January 10, 2024) (Approved: January 10, 2024)

23-3477 (Site Plan) and 23-4109 (Special Use Permit) Verizon Wireless – Kent Road Small Wireless Facility

Seeking a one-year extension 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. If granted, this extension would begin retroactively from October 15, 2024 through September 14, 2025. The property is located at the corner of **Kent Road and Baldwin Drive** and is identified as **Tax Grid No.: 6157-01353724** in the Town of Wappinger. (Public Hearing opened and adjourned: to September 6, 2023) (Young / Sommer) (Public Hearing adjourned to October 16, 2023) (Public Hearing closed on October 16, 2023) (Approved: October 16, 2023)