

AGENDA – UPDATED as of July 15, 2025

Town of Wappinger Planning Board
Meeting Date: July 21, 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 June 16, 2025.

ADJOURNED PUBLIC HEARING:

25-3509 – Kingdom Hall Amended Site Plan: The Town of Wappinger Planning Board will conduct an Adjourned Public Hearing on an Amended Site Plan application. The applicant is proposing the replacement of the building façade, various lighting devices, replacement of monument sign and relocation of accessible parking in an R40 Zoning District on 8.36 acres. The property is located at **383 All Angels Hill Road** and is identified as **Tax Grid No.: 6357-01-017294** in the Town of Wappinger. (Duchene)

PUBLIC HEARING:

25-3516 – T- Mobile Antenna Co-location - Soccerfield (Site Plan) and 25-4120 (Special Use Permit) Amended Site Plan: The Town of Wappinger Planning Board will conduct a Public Hearing on a Site Plan and Special Use Permit. The applicant is proposing collocating a wireless antenna facility on an existing monopole, and the installation of antennas, radios and hybrid fiber cables, 10' x 15' concrete pad within existing compound with cabinets and diesel generator in an R-40 Zoning District on 4.9 acres. The property is located at **30-40 Soccerfield Drive** and is identified as **Tax Grid No.: 6357-01-114590** in the Town of Wappinger. (McDonough)

DISCUSSION:

25-3515 – Old State Road (561-563) Amended Site Plan: To discuss a previously approved (August 5, 2024) Site Plan application. The applicant is proposing to make changes including parking, landscaping, lighting and the refuse enclosure 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) (Previously approved: August 5, 2024)

DISCUSSION CONTINUES:

25-3518 (Site Plan) and 25-4121 (Special Use Permit) – Hudson Valley Volkswagen

Amended Site Plan: To discuss an Amended Site Plan and Special Use Permit application. The applicant is proposing the construction of a 3,401 sf. service build out, a 520 sf showroom build out, 1,328 sf service drive in an HB Zoning District on 4.57 acres. The property is located at **1148 Route 9** and is identified as **Tax Grid No.: 6157-04-690127** in the Town of Wappinger. (Day & Stokosa)

25-3519 – Bank of America Exterior Renovation – Amended Site Plan: To discuss an Amended Site Plan application. The applicant is proposing the construction of a chain link fence trash enclosure, re-sleeving existing bollard and sealcoating the existing asphalt park lot in an HB Zoning District on 1.07 acres. The property is located at **1469 Route 9** and is identified as **Tax Grid No.: 6157-02-609919** in the Town of Wappinger. (PE Consulting Group)

25-3520 – Village Pancake Factory – Amended Site Plan: To discuss an Amended Site Plan application. The applicant is proposing the following changes to the building: siding, exterior lights, building and front road sign, clean up existing landscaping on 2.7 acres in an HB Zoning District. The property is located at **1099 Route 9** and is identified as **Tax Grid No.: 6156-02-690971** in the Town of Wappinger. (Double R. Capital, Inc.)

ARCHITECTURAL REVIEW:

25-3521 – Skin By Eve Façade Renovation: To discuss an Architectural Review application. The applicant is proposing to remove the existing vinyl siding, existing base stone and install new vertical batten and board vinyl siding on 1.40 acres in an HB Zoning District. The property is located at **735 Sgt. Palmateer Way** and is identified as **Tax Grid No.: 6157-02-543900** in the Town of Wappinger. (Econom)

CONCEPTUAL REVIEW:

25-3522 – Heavenly Hearts Pet Crematory: To discuss a Conceptual Review application. The applicant is proposing a pet crematory in an AI Zoning District. The property is located at **72 Airport Drive** and is identified as **Tax Grid No.: 6259-04-690453** in the Town of Wappinger. (Krupa Holdings, Inc.)

EXTENSION::

22-5222 Torregrossa Subdivision: Seeking one-year extension on a Subdivision application. The applicant is proposing a 3-lot residential subdivision for an existing residential parcel which includes an existing residence on 5.67 acres in an R-40 Zoning District. This extension is being requested to allow for compliance review and sign-off from Town consultants. If granted, this extension will begin retroactively from January 9, 2025 through January 8, 2026. The property is located at **271 All Angels Hill Road** and is identified as **Tax Grid No.: 6257-02-986805** in the Town of Wappinger. (Day & Stokosa) (Lead Agency: January 24, 2023) (Public Hearing opened & closed: March 6, 2023) (62-day clock waived) (Approved: January 10, 2024)

21-3439 – (Site Plan) and 22-4100 (Special Use Permit) CarMax Auto Superstore – Wappinger: Seeking their second one-year extension 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 6, 2025 through August 5, 2026. 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)