

AGENDA

Town of Wappinger Planning Board
MEETING DATE – December 6, 2010
TIME: 7:00 PM

Town Hall
20 Middlebush Road
Wappinger Falls, NY

Public Hearing:

10-5158 / The Town of Wappinger will conduct a Public Hearing pursuant to Article 276 of the Town Law on the application of **Zeller Subdivision**. The applicant is seeking approval for a 3 lot subdivision on 16.124 acres in an R-40 Zoning District. The property is located on the **NE – NW side of Maloney Road** and is identified as **Tax Grid No. 6259-02-840815** in the Town of Wappinger. (Barger)

Discussions:

10-3219 / 4043 –BAC Properties, LLC Phase 1: Applicant is seeking an amended site plan and SUP to change the use in the present facility to include light manufacturing which is a permitted use in the AI Zoning District. The property is located at **30 Airport Drive** and is identified by the following **Tax Grid No. 6259-04-578332** in the Town of Wappinger. (Povall)

10-3208 / Cablevision: Seeking an amended site plan for the construction of an 1830 sf addition for a proposed data center on 6.25 acres in an HB Zoning District. The property is located at **719 Old Route 9N** and is identified as **Tax Grid No. 6157-02-539850** in the Town of Wappinger. (BBV Engineers)

10-3212 / Chelsea Ridge Apartments: To vote on their amended site plan to increase the sq. ft. of 33 one-bedroom apartments of 875 sq. ft. into two-bedroom apartments with 1,250 sq. ft. The property is located at **1 Chelsea Ridge Mall** and is identified by the following **Tax Grid Nos.: 6056-01-373534,468615 & 6056-02-558539,590514 (RMF-5) & 6056-02-635539 (NB zone)** in the Town of Wappinger. (Caviglia)(Chazen's)

10-3216 / Brundage Site Plan - To bring the PB up to date on filing with the DCHD regarding their site plan and SUP to legalize two houses, one for rental income, one for their primary residence and a retail business on 1.76 acres in the NB Zoning District. The property is located at **2088 Route 9D** and is identified as **Tax Grid No. 6057-04-847098** in the Town of Wappinger. (Day)

10-3200 / Performance Motors – To discuss amending their site plan to replace an existing structure with a new 30' X 50' garage in an HB zoning district.. The property is located at **1401 Route 9** and is identified as **Tax Grid No. 6157-02-598726** in the Town of Wappinger. (DiNonno)

09-3183 / 5156 / H.V. Cerebral Palsy Assoc. & Malcolm R. Hunter Post #53 of Masonic War Veterans of New York To discuss a proposal to subdivide the Masonic Lodge parcel into two building lots and to obtain Site Development Plan Approval for separate uses on each of the lots. On one lot the Masonic Lodge is seeking Amended Site Plan Approval to maintain the existing Masonic Lodge. On the second lot, the H.V. Cerebral Palsy Association is seeking Site Plan Approval to construct a 15 unit residential facility which will consist of 14 one bedroom units for persons with disabilities and one, one bedroom unit for a caretaker. The property contains Town of Wappinger regulated wetlands and the applicants are also requesting a Town of Wappinger Wetland Permit for impervious surface coverage within the 100-foot regulated wetlands buffer on 4.87 acres in an R-20 zoning district. The project is located at **150 Myers Corners Road** and is identified as **Tax Grid No. 6258-03-322214** in the Town of Wappinger. (Chazens) (LA Sent Oct.7, 2010)(PH opened and closed on 11-15-10)

Extensions:

06-5120 / BVA Construction Subdivision - The applicant is granting an eleventh 6 month extension on the closed Public Hearing for a 3 lot subdivision on 17.288 acres in an R-40 Zoning District. This extension would begin on December 10, 2010 and run through June 10, 2011. The property is located on **Kent Road** and is identified as **Tax Grid No. 6257-02-513975** in the Town of Wappinger. (Barger) *(The Public Hearing was closed on July 16, 2007 and the 62 day clock expired on September 16, 2007. The applicant granted an extension from September 17, 2007 through December 15, 2007, second extension to March 15, 2008, third extension to June 14, 2008, fourth to September 14, 2008 and a fifth extension to December 13, 2008, sixth extension to March 12, 2009, a seventh extension to June 11, 2009, eighth extension to December 10, 2009, ninth extension to June 10, 2010, tenth to December 10, 2010.*

***05-3116/ La Fonda Del Sol** –Seeking their fourth six month extension for final site plan approval for a revised site plan for a restaurant, retail space and a stand alone bank totaling 27,225 sf in an HB zoning district.. This extension would begin on December 14, 2010 and run through June 14, 2011. The property is located on the corner of **Old Hopewell Road & Old Route 9** and is identified as **Tax Grid No. 6157-02-542585** in the Town of Wappinger. (Day) (PH: 2-6-06 / LA: 1-17-06)(Closed PH 3-3-08, received an extension from the applicant to November 5, 2008.)(Received final site plan approval on July 21, 2008. First 6 month extension granted to January 15, 2010, second granted to June 14, 2010, third granted to December 14, 2010.)

06-5122 / Kirk Subdivision – The applicant is seeking their eighth extension for six months on amended preliminary subdivision approval for a 3 lot subdivision on 4.4 acres in an R-40 zoning district. The extension would start on December 30, 2010 and expire on June 30, 2011. The property is located at **97-99 Pye Lane** and is identified as **Tax Grid Number 6358-03-240218** in the Town of Wappinger. (Barger) *(The public hearing was closed on January 3, 2007 and they received preliminary approval on March 5, 2007. Amended preliminary approval on January 7, 2008, first extension until October 5, 2008, second extension to Jan. 3, 2009, third to April 1, 2009 & their fourth to July 1, 2009, Fifth extension to December 21, 2009, sixth to June 30, 2010, seventh to December 30, 2010.)*

***05-5110 / Wappinger Farm Estates.** The applicant is requesting their seventh extension on preliminary subdivision approval for 6 months for a 19 lot subdivision on 60.620 acres. The extension would start on January 3, 2011 and expire on July 2, 2011. The property is located on **Robinson Lane** and is identified as **Tax Grid No. 6459-03-110235** in the Town of Wappinger. (M. White)*(PH: 2-6-06 Closed PH 3-19-07 / LA: 9-19-05)(Granted Re-Zone 12-26-07/Preliminary granted 1-7-08, first extension Jan.2, 2009, second on Feb, 2, 2009 and third July 2, 2009, fourth to January 1, 2010, fifth to July 1, 2010, sixth to January 3, 2011.)*

08-3160 / Bre-Del Enterprises (Ciraolo): Seeking their third 6 month extension on final site plan approval for the construction of a one/two story office building in an NB zoning district on .678 acres. This extension would begin on December 20, 2010 and expire on June 20, 2011. The property is located at **210 New Hackensack Road** and is identified as **Tax Grid No. 6259-02-508806** in the Town of Wappinger. (Barger) *(Lead Agency sent out on September 19, 2008.)(Opened & Closed PH 12-1-08)(Final Site Plan approval granted on January 21, 2009, 1st six month extension granted to June 20, 2010, 2nd extension to December 20, 2010.)*

New / Old Business