

**Town of Wappinger Planning Board**  
**MEETING DATE – June 3, 2013**  
**TIME: 7:00 PM**

**Town Hall**  
**20 Middlebush Road**  
**Wappinger Falls, NY**

**Pledge of Allegiance**

**DISCUSSIONS:**

**13-5166/Kowalsky-Lot Line Realignment**- To vote on the lot line realignment of 8.22 acres. The properties are located at **164 and 168 Old Hopewell Road** and are identified by **Tax Grid No. 6157-01-422545(164 Old Hopewell Road) and 6157-01-447532(168 Old Hopewell Road)** in the Town of Wappinger. (Kowalsky)

**12-3262** – **Myers Corners Road Communications Facility/Orange County-Poughkeepsie Limited Partnership D/B/A Verizon Wireless**. To discuss the RF report for the installation of 15 communications antennas and equipment on the existing building at 155 Myers Corners Road. This application also includes the installation of 12' X 30' shelter at the base of the building. The property is located at **155 Myers Corners Road** and is identified as **Tax Grid No. 6258-03-350303** in the Town of Wappinger. (Olson)

**13-3273/Corporate Park** - To discuss an amended site plan to include two additional offices in the rear of building #2 in a HB zone. The property is located at **1207 Route 9** and is identified as **Tax Grid No. 6157-04-563441** in the Town of Wappinger. (Day)(Lund)

**MISCELLANEOUS:**

**08-3162 / Osborne Square**: To discuss clearing land in order to drill the well to satisfy the DCHD for their approved site plan that includes two new commercial buildings for a total of 16,205 sq ft on 2.138 acres located in an HB Zoning District. The property is located at **1145 Route 9** and is identified as **Tax Grid No. 6157-04-649068** in the Town of Wappinger. (Day)(Lund)(Approved on January 5, 2011)

**12-3260/Stonegate Site Plan** – To discuss lead agency for their existing site plan (1998) for a non-conforming boarding house. The property is located at **Old Post Road** and is identified as Tax Grid No. **6157-02-641504** in the Town of Wappinger. (Berta)(Cantor)

**EXTENSION:**

**05-3116/ La Fonda Del Sol** – Seeking their seventh, extension for one year for final site plan approval for a revised site plan for a restaurant, retail space and a standalone bank totaling 27,225 square feet in an HB zoning district. This extension would begin on June 13, 2013 and run through December 13, 2013. 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, forth granted to June 14, 2011, fifth granted to December 14, 2011, sixth granted to December 14, 2012, seventh granted to June 13, 2013)

## **CONCEPTUAL:**

**13-3278 / Matthew Vassar Brewpub (former Fun Central)** –To discuss a brewpub with an outdoor beer garden. The property is located at **1630 Route 9** and is identified as **Tax Grid No. 6158-04-551329** in the Town of Wappinger. (Tinkelman)(Daniels)

**13-3272 Chelsea Yacht Club-Awning-**To discuss the installation of a 16' x 34' permanent awning at the Chelsea Yacht Club Clubhouse. The property is located at **22 Front Street** and is identified as **Tax Grid No. 5956-12-938659** in the Town of Wappinger. (Serge Cryoff)(Variance received on May 28, 2013)

## **NEW & OLD BUSINESS-**

*\*\*\*\*\*RFP VOTING FOR ENGINEER, PLANNER AND ATTORNEY\*\*\*\*\**