

Town of Wappinger Planning Board
MEETING DATE – December 2, 2013
TIME: 7:00 PM

Town Hall
20 Middlebush Road
Wappinger Falls, NY

AMENDED December 2, 2013 (3:11pm)

Adjourned Public Hearing:

11-5159/Obercreek Subdivision and Lot Line Re-alignment: The Town of Wappinger Planning Board will conduct an adjourned public hearing pursuant to Section 276 to discuss a proposed 14 lot subdivision and lot-line re-alignment on 32.95 acres in an R-40/80 zoning district. The property is located on **New Hamburg Road & Marlerville Road** and is identified as **Tax Grid No. 6057-02-997768/ 6157-01-030738** in the Town of Wappinger. (Chazen)(LA April 8, 2011)

Public Hearing:

13-3280/Hudson Valley Volkswagen- The Town of Wappinger Planning Board will conduct a public hearing pursuant to Article IX, Section 240-87 for an Amended Site Plan and Article VIII, Section 240-46 for an amended Special Use Permit of the Town Code, on the application of **Hudson Valley Volkswagen** to discuss the modifications to the site plan and special use permit. The property is 4.57 acres in a HB zone and is located at **1148 Route 9** and is identified by **Tax Grid No. 6157-04-690127** in the Town of Wappinger

07-3146/Stonegate (Alterations for Saz, Inc.) -The Town of Wappinger Planning Board will conduct a public hearing pursuant to Article IX, Section 240-87 for an Amended Site Plan and Article VIII, Section 240.81.5 for a Special Use Permit of the Town Code, on the application of **Stonegate(Saz, Inc.)** to discuss the modifications to the site plan. The property is 2.86 acres in a HB zone and is located at **1316 Route 9** and is identified by **Tax Grid No. 6157-02-641504** in the Town of Wappinger.(Berta)

13-3288/Hilltop Village at Wappinger-The application of **Regency at Wappinger (Formerly Hilltop Village) – Preliminary Subdivision Plat** pursuant to Section 276 of the Town Law, to discuss their proposed 4 lot subdivision of Parcel 1 of the Filed Map #11070B, subdividing a 141.613 acre lot into 3 condominium parcels comprising of living units, and one recreation parcel comprising of the club house, recreational amenities and open space area. The subdivision will result in no physical changes to the site plan as previously approved by the Town of Wappinger. The property is located on **All Angels Hill Road** and is in an **RMF-3 Zoning District** and is identified as **Tax Grid No. 6257-02-630770** in the Town of Wappinger. (Povall)

Discussion:

13-3293 / 1070-1072 Route 9, LLC-To amend the current site plan to include all the current uses present to date and to remedy the encroachment violation into the wetland buffer. The property is located at **1070-1072 Route 9** and is identified as **Tax Grid No. 6156-02-800910** in the Town of Wappinger. (Day)

Conceptual:

13-3194 / Smart Subdivision- To discuss a proposed 2-lot subdivision where the existing home will remain on lot 1 and a second lot will be created in the rear of the parcel. Each lot will be served by private wells and subsurface sewage disposal systems and the existing driveway will continue to be used as a shared driveway for both lots. An individual paper driveway is shown on the plan as an alternate means of ingress/egress for Lot 2. The property is 2.059 acres and is located at **191 River Road North** and is identified as **Tax Grid No. 6056-01-241913** in an R-40 Zoning District in the Town of Wappinger. (Hudson Land Design)

13-3295 / St. Gregory's Church-To discuss the replacement of existing open stairs with terraced steps and landing, covered by an open canopy structure. The property is located at **1500 Route 376** and is identified as **Tax Grid No. 6259-04-715115** in the Town of Wappinger.

13-3296 / Vedanta Health & Fitness Center-To discuss the additional use of a health and wellness center. The use will include office space, an exercise area and a lecture and seminar space for a total of 6402 square feet in the existing building. The property currently has 50 parking spaces and is located in an HB zoning district. The property is located at **10 Stage Door** and is identified as **Tax Grid No. 6156-02-826836** in the Town of Wappinger.

Extension:

05-3116/ La Fonda Del Sol –Seeking their ninth extension for six month 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 December 14, 2013 and run through June 13, 2014. 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, eighth granted to December 13, 2013.)

08-3160 / Bre-Del Enterprises (Ciraolo): The applicant is requesting their third extension for an approved signed site plan dated December 6, 2010 for the construction of a one/two story office building in an NB zoning district on .678 acres. This extension would begin on December 6, 2013 and expire on December 5, 2014. Due to economic conditions the applicant needs the

one year extension to be able to apply for a building permit. The property is located at **Route 376** 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), (first one year extension granted to December 5, 2012) (second one year extension granted to December 5, 2013)

New or Old Business.