

**FINAL AGENDA – WEDNESDAY – September 9, 2015**  
**UPDATED: September 4, 2015**

**Town of Wappinger Planning Board**  
**Meeting Date: September 9, 2015**  
**Time: 7:00 PM**

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

**Pledge of Allegiance**

**Roll Call**

**Acceptance of the Minutes from August 3, 2015**

**Adjourned Public Hearing:**

**09-5151 - Dutchess Land Development Subdivision:** The Town of Wappinger Planning Board will conduct an adjourned public hearing on preliminary application for a 12 lot subdivision with only 1 lot in the Town of Wappinger on 3.2 acres in an R-80 Zoning District. The balance of the subdivision on 12.41 acres will take place in the Town of Fishkill. The property is located on the **East and West side of Smithtown Road** and is identified as **Tax Grid No. 6256-01-201598/236657 (T/Fishkill) & 6256-01-210678 (T/Wappinger)** in the Town of Wappinger. (Burns) (PH opened 5/4/15)

**Public Hearing:**

**15-5173 - South View Knolls Subdivision:** The Town of Wappinger Planning Board will conduct a Public Hearing on amending the final subdivision approval granted on March 19, 2007. The amendment is for lot line realignment between lots 3 and 4 of the previously approved subdivision FM # 12125 and will involve lots 2, 3 and 4. The property is located at **348-350 Maloney Road** in the R-40 zoning district and is identified as **Tax Grid No. 6359-01-007799 / 6359-01-039787** in the Town of Wappinger. (Burns)

**15-3326 / 15-4064 - Earth Angel Veterinary Hospital:** The Town of Wappinger Planning Board will conduct a Public Hearing on a Special Use Permit and Site Plan for a proposed veterinary hospital in R-20 zoning district. The property previously had been used as a winery. The property is located at **44 St. Nicholas Road** and is identified by **Tax Grid No. 6258-01-200871** in the Town of Wappinger. (Gillespie) (Variance granted 4/28/15)

**Discussion:**

**10-5155 – Chelsea Farm Subdivision:** To discuss a final subdivision application for Chelsea Farms Subdivision for their proposed 17 lot subdivision in an R-40/80 Zoning District on 186.8 acres. This parcel is located on **Chelsea Road (County Route 92) & North River Road** and is identified as **Tax Grid No. 6056-01-138527 ( 102.7 acres) & 6056-01-190688 (84.1 acres)** in the Town of Wappinger. (Koehler) (LA 4/9/10) (Rec'd approval 11-3-14)

**15-3333 – Dunkin Donuts, Route 9 South (AMENDED) Utility Storage addition:** To discuss a proposed construction of a 144 sf. utility storage building addition on the northwest edge of the existing parking lot in an HB Zoning District on 1.32 acres and is identified as **Tax Grid No. 6157-02-600971**. The property is located at **1491 Route 9** in the Town of Wappinger. (Diesing)

**15-5174 - Mountain View Ranch Subdivision (Lot Line Adjustments):** To discuss a preliminary application for lot line realignment on four parcels of an existing 5 lot subdivision on 123.5+ acres in an R-3A Zoning District. The property is currently used for farming, equestrian operations and residential uses previously known as Julfran Farm. The property is located on the **Smith Crossing Road and Maloney Road** and is identified as **Tax Grid Nos. 6359-01-050625/119522/182562 and 134683** in the Town of Wappinger. (Watson)

**15-5176 - Baisley Farm Subdivision:** To discuss a preliminary application for a 2 lot subdivision and lot line realignment on 9.38 acres in an R-40 Zoning District. The property is located at **806 Wheeler Hill Road** and is identified as **Tax Grid No. 6057-04-639100 / 607090** in the Town of Wappinger. (Povall)

**14-6039 - Prestige Mini:** Seeking an amendment to the approved site plan and removal of the cube, add artificial turf surface on the display berm, the installation of an irrigation equipment shed, and timber guide rail. This parcel is in an HB Zoning District on 6.32 acres and is located at **1162-1176 Route 9** and is identified as **Tax Grid No. 6157-04-674155/659168** in the Town of Wappinger. (Paggi)

**15-3325/4063 - RADD Automotive:** To discuss the construction of a 641 sf addition to an existing 1289 sf building for the continuation of automotive repair. The property is located at **1441 Route 376** in the R-20 zoning district on 2.56 acres and is identified as **Tax Grid No. 6259-04-840023** in the Town of Wappinger. (Cappelli) (Variance granted 4/28/15)

#### **Extension**

**14-3305/ Corporate Park-Signage:** Where this extension is set to expire today, the applicant would like to appeal to the Planning Board for an additional extension on a resolution for additional roof mounted sign to an existing building. The sign will be 2' X 10'. This 6 months extension will begin on August 3, 2015 through February 2, 2016. The property is located at **1289 Route 9** and is identified as **Tax Grid No. 6157-04-573456** in the Town of Wappinger. (Lund)

**13-3273/14-3304 - Corporate Park:** Where this extension is set to expire today, the applicant would like to appeal to the Planning Board for an additional extension on a resolution for the following changes to the Corporate Park Site. Building #3 is seeking a change in use from 18,000 square feet of office space to 12,000 square feet of office space and 6, 000 square feet of retail. Building #2 is to approve additional offices in the rear of the building. This extension will begin on August 3, 2015 through February 2, 2016. The property is in a HB zone and is located at **1285 Route 9** and is identified as Tax Grid No. **6157-04-555439** in the Town of Wappinger. (Josh Podell/Kevin Lund)

#### **Conceptual:**

**15-5175 - Cedar Hill Subdivision:** To discuss a preliminary application for a 53 lot subdivision on 139.6 acres in an R-40/80 Zoning District. The property is located on the **Cedar Hill Road** and is identified as **Tax Grid No. 6257-03-247036** in the Town of Wappinger. (Gillespie)

**15-3335 - Lepton & Quark, LLC / Extinction of Easement:** To discuss a preliminary application for the extinction of easement in a GB Zoning District. This easement was created by Nicholas DeLuccia on June 18, 2002 to allow access to his property located at 210 New Hackensack Road. The property is located at **22 Bill Horton Way** and is identified as **Tax Grid No. 6259-03-126067** in the Town of Wappinger (Fuentes)

**15-3336 – BJs Wholesale Club / Gas Station**: To discuss a preliminary application for an addition of a gasoline filling station for members on 86.817 acres in an SC Zoning District. The property is located at 1404 Route 9 and is identified as **Tax Grid No. 6157-02-707773** in the Town of Wappinger (Zarin & Steinmetz)

**New & Old Business**