

FINAL AGENDA - UPDATED: September 30, 2015 as of 2:10pm

Town of Wappinger Planning Board
Meeting Date: October 5, 2015
Time: 7:00 PM

Town Hall
20 Middlebush Road
Wappingers Falls, NY

Pledge of Allegiance

Roll Call

Acceptance of the Minutes from September 21, 2015

Public Hearing:

10-5155 – Chelsea Farm Subdivision: The Town of Wappinger Planning Board will conduct a Public Hearing on 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 preliminary subdivision approval 11-3-14)

15-5176 - Baisley Farm Subdivision: **15-5176 - Baisley Farm Subdivision:** The Town of Wappinger Planning Board will conduct a Public Hearing on 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)

15-3325/4063 - RADD Automotive: The Town of Wappinger Planning Board will conduct a Public Hearing for the construction of a 641 sf addition to an existing 1289 sf building for the continuation of automotive repair and the addition of a 2,000 sf storage building. 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)

Discussion:

09-5151 - Dutchess Land Development Subdivision: To vote on a resolution for preliminary and final subdivision approval 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)

15-3326 / 15-4064 - Earth Angel Veterinary Hospital: To vote on a resolution 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)

15-3334 Avalon Assistance & Wellness Center: To vote on site plan approval for the construction of a mud room to the entryway of an assisted living facility in a GB Zoning District on 1.3 acres. The property is located at **1629 Route 376** and is identified as **Tax Grid No. 6157-03-488331** in the Town of Wappinger. (Martin)

14-6039 - Prestige Mini: To vote on a resolution for an amendment to the approved site plan for the removal of the cube, to 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)

15-3337 Mobil Station Air & Vacuum (AMENDED): To discuss a preliminary site plan for the addition of air and vacuum machines with associated electrical utility on an existing gasoline service station and convenience store in a HB Zoning District on .96 acres. The property is located at **1468 Route 9** and is identified as **Tax Grid No. 6157-02-648928** in the Town of Wappinger. (Martin)

14-3307/Dunkin Donuts, Route 9D: To discuss the construction of a 3,000 sf Dunkin Donuts with a drive-thru on vacant commercial land. It is in a CC zone and is on 11.34 acres. The property is at **2026 Route 9D** and is identified as **Tax Grid No. 6056-02-746856** in the Town of Wappinger. (Diesing) (LA 3/23/15)

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)

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)

15-3336 – 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

15-3324 / Del-Tra Holdings, LLC (Formally Bre-Del Enterprises): To discuss the color chosen for the roof of the proposed building. The applicant would like to use Oyster Gray. Samples will be presented at the meeting. This amended site plan was approved on June 15, 2015 for the construction of a 4,128 sf, one/two-story office building in an NB zoning district on .678 acres. The applicant is now proposing to build a 1-story, 2,970 sf building. The property is located at **210 New Hackensack Road** and is identified as **Tax Grid No. 6259-02-508806** in the Town of Wappinger. (Day)