

AGENDA – UPDATED as of March 2, 2017

Town of Wappinger Planning Board
Meeting Date: March 6, 2017
Time: 7:00 PM

Town Hall
20 Middlebush Road
Wappingers Falls, NY

Pledge of Allegiance

Roll Call

Acceptance of the Minutes from February 6, 2017

Adjourned Public Hearing:

15-5172 / Smart Subdivision: The Town of Wappinger Planning Board will conduct an adjourned Public Hearing to vote on a SEQRA determination for a proposed 2-lot subdivision where there is an existing home 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) (Cantor) (LA January 6, 2017) (PH 2/6/17 opened)

15-3330 Sikh Temple: The Town of Wappinger Planning Board will conduct an Adjourned Public Hearing on a Site Plan application for construction of a new Sikh Temple consisting of 20,000 sf. The property is located at the corner of **Old Hopewell Road & All Angels Hill Road** in the R-40 Zoning District and is identified as **Tax Grid No. 6257-04-919433** in the Town of Wappinger. (Cappelli) (PH opened 12/5/2016) (LA 2/4/16)

Discussion:

16-3343 Southside Plaza (Amended Site Plan): To vote on a resolution for an amended site plan application to construct two additions to an existing building. The first addition will be 2-stories (2,642 sf.) on the south end of the building and the second addition will be 2-stories (6,414 sf.) on the north end on 2.48 acres in an HB Zoning District. The property is located at **1315 Route 9** and is identified as **Tax Grid No. 6157-02-567518** in the Town of Wappinger. (Day) (LA October 10, 2016) (PH 2/6/17 opened/closed)

16-3352 Bank of America (Amended Site Plan): To discuss an amended site plan application for the upgrade of exterior lighting on 1.07 acres in an HB Zoning District. The property is located at **1469 Route 9** and is identified as **Tax Grid No. 6157-02-609919** in the Town of Wappinger. (Silsbe)

16-3353 BMB Real Estate Corp. (Restaurant to Apartments Conversion/Formerly Lilliana's Restaurant): To discuss a site plan application for the conversion of four apartments from an existing restaurant space on 2+ acres in a GA Zoning District. The property is located at **1639 Route 376** and is identified as **Tax Grid No. 6259-03-482346** in the Town of Wappinger. (Burns)

17-3362 Berisha Apartments: To memorialize their site plan for 12 apartments, one single-family dwelling and the addition of a 10' x 12' shed in a R-20 Zoning District. The property is located at **2-6 Kent Road** and is identified as **Tax Grid No. 6258-03-207143** in the Town of Wappinger. (Bodendorf)

17-3361 Guardian Self Storage East: To discuss the construction of a temperature controlled self-storage building on 0.62 acres in an HB Zoning District. The property is located at **1084 Route 9** and is identified as **Tax Grid No. 6156-02-753949** in the Town of Wappinger.

16-3356 G&G Amended Site Plan (formerly Greenbaum & Gilhooley's): To discuss an amended site plan with mixed use for three buildings to include retail, bank, office and restaurant. Proposed fast food drive-thru between Building A & Building B to be eliminated. To be replaced with outdoor dining patio, adding 5 new parking spaces, and adding exterior cooler to the north side of Building A on 1.89 acres in an HB Zoning District. The property is located at **1379 Route 9** and is identified as **Tax Grid No. 6157-02-594684** in the Town of Wappinger. (Tinkelman)

Extension

10-3199 / Calvary Chapel of the Hudson Valley: Seeking a 6 months extension while awaiting NYDOT and DCDBCH completion of their reviews and preparation of their permits and approvals on Site Plan approval for a place of worship that would consist of 24,000 sq. ft. and 200 parking spaces and 133 proposed parking spaces to be land banked for a total of 333 spaces on 48.86 acres in a CC & R-40 Zoning District. The extension would begin on March 15, 2017 through September 14, 2017. The property is located on **Route 376 and Diddell Road** and is identified as **Tax Grid No. 6359-03-176082** in the Town of Wappinger. (Berger)(LA June 1, 2010)(Neg Dec 9-16-13)(PH opened 10-7-13) (PH closed 1-22-14)(Final approval granted on March 17, 2014.)

13-3282 Farm to Table Bistro(Outdoor Dining): Seeking a two year extension on an approved Resolution dated April 7, 2014, Phase II expanding outdoor dining into the rear parking lot. Due to the current state of the local economy, it does not create enough business to support this endeavor therefore an extension is warranted. This extension would begin April 7, 2017 through April 6, 2019. The property is located at **1083 Route 9** and is identified by **Tax Grid No. 6156-02-710924.** (O'Brien)

New & Old Business:

Planning Board referral to ZBA-Smart Subdivision

15-3329 / DeGarmo Plaza: Referral from Town Board to discuss rezoning of existing shopping center from NB (Neighborhood Business) to SC (Shopping Center). The property is located at: **235-237 Myers Corners Road** in a NB zoning district. The property is identified by **Tax Grid No. 6258-02-759569** in the Town of Wappinger. (Scofield)