

AGENDA – UPDATED as of April 17, 2017

Town of Wappinger Planning Board
Meeting Date: April 19, 2017
Time: 7:00 PM

Town Hall
20 Middlebush Road
Wappingers Falls, NY

Pledge of Allegiance

Roll Call

Acceptance of the Minutes from March 20, 2017 and April 3, 2017

Discussion:

17-3363 Wine on 9 LLC (formerly Better Tan): To vote on a site plan application to discontinue the use of a site as tanning salon and change to liquor and wine store in an HB Zoning District. The property is located at **1622 Route 9** and is identified as **Tax Grid No. 6158-04-535308** in the Town of Wappinger (Diesing)

16-3356 G&G Amended Site Plan (formerly Greenbaum & Gilhooley's): To vote on 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)

17-5181 Cohen Subdivision: To discuss an application for a 3-lot subdivision on 4.12 acres in an R40 Zoning District. The Property is at **195 All Angels Hill Road** and is identified as **Tax Grid No. 6258-04-713166** in the Town of Wappinger. (Day)

16-3348 – Old Hopewell Commons (Formerly La Fonda Del Sol): To discuss a site plan application to construct a 4,720 sf. office space, 3,000 sf. bank and 6,320 sf. residential unit buildings with 112 parking spaces on 6.45 acres in an HB Zoning District. The property is located at **Old Route 9N and Old Hopewell Road** and is identified as **Tax Grid No. 6157-02-542585** in the Town of Wappinger. (Day)

17-3364 / Del-Tra Holdings, LLC (Amended Site Plan): To discuss an amended site plan for an existing 2,970 sf. office building to a 2,970 day care facility inclusive of a 40' x 70' fenced in play area in an NB Zoning District on .678 acres. 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)

Architectural Review:

17-3366 Hudson's Ribs & Fish Replacement Sign: To discuss the replacement of an existing 11'9" sign pole for a new 10' sign pole in an HB Zoning District. The property is located at **1099 Route 9** and is identified as **Tax Grid No. 6156-02-690971** in the Town of Wappinger. (Bei)

17-3367 Salvation Army Thrift Store (Alpine Commons): To discuss the replacement of circular windows with rectangular windows/expanded rear loading platform/rear doors on 86.8 acres in an SC Zoning District. The property is located at **1357-1404 Route 9** and is identified as **Tax Grid No. 6157-02-707773** in the Town of Wappinger. (Diesing)

Extension:

10-5155 – Chelsea Farm Subdivision: Seeking their first one year retroactive extension for final subdivision approval dated 02-01-16 for a 17 lot subdivision in an R-40/80 Zoning District on 186.8 acres. This extension is retroactive from February 1, 2017 through January 31, 2018. The reason for this extension is due to finalizing dedication of various easements to the Town creation of drainage districts and maintenance agreements. 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) (Opened & closed PH 1/20/16) (Final subdivision approval 02-01-16)

Miscellaneous:

33 Middlebush Road / recommendation

Appeal No. 16-7598 (Use Variance)

33 Middlebush Road: Seeking use variance Section 240-37 of District Regulations in an R20/40 Zoning District.

-The applicant intends to utilize the existing 6,766 sf. commercial structure as a contractor's storage facility with accessory offices on 1.75 acres in a Residential Zoning District. The applicant intends to combine the two lots into one to extinguish the property line between parcels. The property was originally purchased with the building on it to renovate and use as a church. The building has been in existence since the 1950s.

The property is located at **33 Middlebush Road** and is identified as **Tax Grid Nos. 6157-01-414840 (.88 acres) and 6157-01-396837 (.87 acres)** in the Town of Wappinger. (Cappelli)