

AGENDA – UPDATED as of January 11, 2017

Town of Wappinger Planning Board
Meeting Date: January 17, 2018
Time: 7:00 PM

Town Hall
20 Middlebush Road
Wappingers Falls, NY

Pledge of Allegiance

Roll Call

Acceptance of the Minutes from December 4, 2017

Public Hearing:

17-3369 Grace Bible Church Amended Site Plan: The Town of Wappinger Planning Board will conduct a Public Hearing on an amended site plan application for a two phase project in an R20 Zoning District on 7 acres as follows: Phase 1 to include a 923 sf. building addition, 30' x 24' portico and 24'x30' garage with 5 asphalt parking spaces. Phase 2 to be completed at a future date to include 4,800 sf. addition and 48 parking spaces. The property is located at **158 Myers Corners Road** and is identified as **Tax Grid No. 6258-03-393242** in the Town of Wappinger. (LRC Group) (Variance granted September 26, 2017)

17-5185 Furnia Subdivision: The Town of Wappinger Planning Board will conduct a Public Hearing on an application for a 9-lot subdivision on 7.56 acres in an R20 Zoning District. The property is located on **New Hackensack Road** and is identified as **Tax Grid No. 6158-02-948876** in the Town of Wappinger. (Berger)

16-3355 Elgen Associates (Amended Site Plan): The Town of Wappinger Planning Board will conduct a Public Hearing on an amended site plan application for the reuse of two (2) of the existing three (3) buildings for residential rental and commercial office/storage use, and the removal of an existing dilapidated building on 1.78 acres in an HB Zoning District. The property is located at **561-563 Old State Road** and is identified as **Tax Grid No. 6157-02-580777** in the Town of Wappinger. (Bodendorf)

16-3353 BMB Real Estate Corp. (Restaurant to Apartments Conversion/Formerly Lilliana's Restaurant): The Town of Wappinger Planning Board will conduct a Public Hearing on a site plan application for the conversion of existing restaurant and deli space into 6 apartments on 2+ acres in a GB 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)

17-3360 / 17-4073 Wappinger Route 9D Solar Farm: The Town of Wappinger Planning Board will conduct a Public Hearing on a site plan and special use permit application for a 2.5 MW DC ground mounted (photovoltaic system) solar farm on 48.2 acres in an NB and R40/80 Zoning District. The property is located on **Route 9D** and is identified as **Tax Grid No. 6057-04-898012** in the Town of Wappinger. (Chazen) (LA June 15, 2017)

Discussion:

17-3382 (Site Plan) / 17-4077 (SUP) Verizonwireless Chelsea Micro Antenna / Central Hudson (Pole #7): To discuss a site plan and special use permit application to replace a 32.3' wooden utility pole (owned by Central Hudson Gas & Electric) with a 43' wooden pole to accommodate two (2) small antennas and related equipment in an R10 Zoning District. The property is located at **21 Market Street** (south of Broadway Avenue) and is identified as **Tax Grid No. 6157-01-353724** in the Town of Wappinger. (Olson)

Extension:

10-5155 – Chelsea Farm Subdivision: Seeking their second one (1) year extension on a final subdivision approval for Chelsea Farm Subdivision for their proposed 17 lot subdivision in an R-40/80 Zoning District on 186.8 acres. This extension is being request for general economics. This extension would begin on February 1, 2018 through January 31, 2019. 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)

14-3319 BAC Properties, LLC: Seeking their third one year extension on Site Plan approved March 2, 2015, on the application of **BAC Properties, LLC seeking re-approval for their amended site plan for the construction of a contractor equipment rental counter and display/warehouse/storage office building consisting of 19, 440 square feet in an AI Zoning District.** The applicant has a potential tenant. However, the process has been delayed due to medical reasons. This extension would begin on March 2, 2018 through March 1, 2019. The property is located at **30 Airport Drive** in the Town of Wappinger and is identified as **Tax Grid No. 6259-04-578332.** (Povall) (PH 3/2/15) (Approved Amended Site Plan 3/2/15)

Conceptual Review:

18-3383 Lawrence Farms Proposed Drive-Thru: To discuss a conceptual application for a proposed drive-thru and electric car charging stations on 9.91 acres in an HB-2 Zoning District. The property is located on **1083 Route 9** and is identified as **Tax Grid No. 6156-02-710924** in the Town of Wappinger. (Lawrence)