

**AGENDA – UPDATED as of June 4, 2021 at 3:57pm**

**Town of Wappinger Planning Board**  
**Meeting Date: June 7, 2021**  
**Time: 7:00 PM**  
**Workshop: 6:00 PM**

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

**Pledge of Allegiance**

**Roll Call**

**Acceptance of the Minutes from May 17, 2021**

**Adjourned Public Hearing:**

**20-5211 Smith 3-Lot Subdivision:** The Town of Wappinger Planning Board will conduct an adjourned public hearing on a 3-Lot Subdivision application on 3.98 acres in an R-20 Zoning District. The applicant is proposing to subdivide the existing lot that consists of a residential house with a carriage house and garage into 3 residential lots. The property is located at **3 Losee Road** and is identified as **Tax Grid No. 6157-02-899515** in the Town of Wappinger. (Paggi) (Public Hearing opened: February 1, 2021)

**Discussion:**

**20-3426 Hudson Valley Lighting (Amended Site Plan):** To vote on a Resolution on an amended Site Plan Application for the construction of a 142,500 square foot addition to an existing 244,393 square foot building on 67.00 acres in an AI Zoning District. The property is located at **151 Airport Drive** and is identified as **Tax Grid No.: 6259-02-841673** in the Town of Wappinger. (Day & Stokosa) (Lead Agency: January 27, 2021) (Negative Declaration: March 1, 2021) (Restoration Bond: March 1, 2021)

**20-3425 (Site Plan) / 20-4088 (SUP) Downey Energy Liquid Propane Storage:**

To vote on a Negative Declaration on a Site Plan application and Special Use Permit for a proposed liquid propane bulk storage facility on 5.4 acres in an HB Zoning District. The property is located at **199 Old Route 9** and is identified as **Tax Grid No.: 6156-02-763656** in the Town of Wappinger. (Cappelli) (Lead Agency: March 30, 2020) (Public Hearing closed: April 19, 2021)

**21-3438 Lawrence Farms Conversion of Office Building into Apartments:** To discuss a Site Plan application to convert an existing 2,304 sf. office and storage building into four 1-bedroom apartments on 9.91 acres in an HB Zoning District. The property is located at **1083 Route 9** and is identified as **Tax Grid No.: 6156-02-710924** in the Town of Wappinger. (Pilon)

**20-3424 (Site Plan), 20-5205 (Lot Line Consolidation), and 20-4087 (Special Use Permit) Gasland Petroleum Route 9D - Hughsonville:** To discuss an application for an amended Site Plan, two Special Use Permits, and a Lot Line Consolidation to include the corner lot. The applicant is proposing to consolidate 5 tax parcels and to develop a gasoline filling station (4 pumps with 8 fueling stations), a 3,800 square foot convenience store, with 4 one-bedroom apartments located above in a single 7,860 square foot building, and 32 parking spaces, on 1.8 acres in a HM Zoning District. The property is located at **123-125 New Hamburg Road, 2357 Route 9D, 2361-2365 Route 9D** and is identified as **Tax Grid Nos. 6157-01-048643 (0.21 acres), 057642 (0.20 acres), 057654 (0.69 acres), 059643 (0.14 acres) & 040637 (0.55 acres)** in the Town of Wappinger. (Chazen) (Lead Agency: October 7, 2020) (Public Hearing October 5, 2020; adjourned to November 2, 2020, adjourned to December 7, 2020, adjourned to February 1, 2021, Discussion only: March 15, 2021, Public Hearing adjourned to May 3, 2021) (Public Hearing closed May 3, 2021) (Amended Lead Agency: March 26, 2021)

**20-3433 Popeye's Wappingers Falls Chicken, LLC – Amended Site Plan:** To discuss an Amended Site Plan application to convert an existing 2,700 square foot restaurant into the latest proto-type Popeye's Chicken on 12.98 acres in a SC Zoning District. The property is located at **1488-1506 Route 9** and is identified as **Tax Grid No.: 6157-02-653974** in the Town of Wappinger. (Chazen)

**21-5212 Myers Run, LLC Subdivision:** To discuss a Subdivision application. The applicant is proposing a 12-lot single family subdivision on two existing undeveloped lots totaling 22.9 acres in an R40 Zoning District. The property is located on **Myers Corners Road** and is identified as **Tax Grid No.: 6258-04-976478 (15 acres) & 6258-04-032492 (7.9 acres)** in the Town of Wappinger. (Berger)

**21-4091 Colon Hydrotherapy Kent Road:** To discuss a Special Use Permit application. The applicant is proposing to conduct a colon hydrotherapy business in her home on 0.59 acres in an R20 Zoning District. The property is located on **58 Kent Road** and is identified as **Tax Grid No.: 6258-03-461023** in the Town of Wappinger. (Laroque)

### **Conceptual Review:**

**21-3440 Burke – 365 Route 82:** To discuss a Conceptual Review application for the conversion of an existing first floor commercial space to a single bedroom apartment and commercial space on 0.33 acres in an HM Zoning District. The property is located at **365 Route 82** and is identified as **Tax Grid No.: 6357-03-238025** in the Town of Wappinger. (Burke)

**Extension:**

**18-5194 Wappingers Farm Estates Subdivision:** Seeking two 90-day extensions on a subdivision application for the construction of 11 single family residents on 61.00 acres in an R40/80 Zoning District. This extension is being requested to allow time for Health Department approval. If granted, this extension will begin retroactively from January 20, 2021 through July 29, 2021. The property is located at **105 Robinson Lane** and is identified as **Tax Grid No. 6459-03-110235** in the Town of Wappinger (Day) (Lead Agency August 14, 2018) (PH closed November 4, 2019) (Resolution approved: July 20, 2020)