

**AGENDA – AMENDED as of 9:40am on September 8, 2021**

**Town of Wappinger Planning Board**  
**Meeting Date: September 8, 2021 – (WEDNESDAY)**  
**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 July 19, 2021.**

**Public Hearing:**

**21-5212 Myers Run, LLC Subdivision:** The Town of Wappinger Planning Board will conduct a public hearing on 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) (Lead Agency: June 17, 2021)

**Discussion:**

**Obercreek Farms – Dutchess Land Conservancy – Alex Reese, Karin Roux**

**21-5215 Obercreek Lot Line Re-alignment:** To vote on a Lot Line Re-alignment application in an R40/80 Zoning District. The applicant is proposing to extend Lot 5 by 50 feet in the rear to allow for more room in the backyard. The property is located on **New Hamburg Road** and is identified as **Tax Grid Nos.: 6057-02-997747 (13.00 acres) and 6157-01-005710 (1.52 acres)** in the Town of Wappinger. (Chazen) (Public Hearing waived: August 2, 2021)

**21-3437 Locust Tree Residential Properties, LLC Landscape Business (Amended Site Plan):** To discuss an amended Site Plan application for their landscape business. The applicant is proposing improvement to the geometry of the entrance driveway, installation of a new landscaped island and hotbox on 2.47 acres in an AI Zoning District. The property is located at **80 Airport Drive** and is identified as **Tax Grid No.: 6259-04-667424** in the Town of Wappinger. (Wojciekofsky)

**21-3446 (Site Plan) – 21-4094 (Special Use Permit) Dutchess County Casa Italiana, LLC – (Italian Center) Amended Site Plan:**

To discuss an amended Site Plan and Special Use Permit on 4.91 acres in an R40 Zoning District. The applicant is proposing the installation of a bocce court and other minor site modifications such as reconfiguration of the parking spaces and relocation of exterior stairs in the rear. The property is located at **1195 Route 376** and is identified as **Tax Grid No.: 6358-01-180843** in the Town of Wappinger. (Gillespie)

**Architectural Review:**

**21-3444 – 1070-1072 Route 9 Façade Replacement:** To discuss an Architectural Review application. The applicant is proposing to replace an existing façade in an HB Zoning District on 5.02 acres. The property is located at **1070-1072 Rte. 9** and is identified as **Tax Grid No.: 6156-02-800910** in the Town of Wappinger. (Arjam)

**Conceptual Review:**

**21-3448 – Jiffy Lube Multi-Care:** To discuss a Conceptual Review application. The applicant is proposing a quick oil change facility and automotive service on 0.78 acres in a SC Zoning District. The property is located at **1506 Route 9** and is identified as **Tax Grid No.: 6157-02-653974** in the Town of Wappinger. (Kerrigan)

**21-3445 – Deer Ridge Apartments:** To discuss a Conceptual Review application. The applicant is proposing to build 164 two-bedroom apartments on 35.3 acres in an R40 Zoning District. The property is located at **Old Hopewell Road & Pine Ridge Circle** and is identified as **Tax Grid No.: 6257-04-745245** in the Town of Wappinger. (Day & Stokosa)

**20-5206 – Cedar Hill Heights (West Side) Subdivision:** To discuss a Conceptual Review application. The applicant is proposing three conceptual layouts. The first is 125 single family homes and 213 town homes; the second is 138 single family homes and the third is 27 2-story apartment buildings for a total of 324 dwelling units on 139 acres in an R40 Zoning District. The property is located on **Cedar Hill Road** and is identified as **Tax Grid No.: 6257-03-247036** in the Town of Wappinger. (Day & Stokosa)