

Dutchess County Department of Planning and Development

Fax Info Only	To	Date	#pgs
	Co./Dept.	From	
	Fax #	Phone #	

239 Planning/Zoning Referral - Exemption Communities

Municipality: **Town of Wappinger**

Referring Agency: **Planning Board**

Tax Parcel Numbers(s): **8477580000**

Project Name: **Obercreek Farm Brewery & Tasting Room Site Plan**

Applicant: **Obercreek LP**

Address of Property: **81-87 New Hamburg Rd, Wappinger, NY 12590**

Please Fill in this section

Exempt Actions:* 239 Review is NOT Required

- Administrative Amendments (fees, procedures, penalties, etc.)
- Special Permits for residential uses (accessory apts, home occupations, etc.)
- Use Variances for residential uses
- Area Variances for residential uses
- Renewals/Extension of Site Plans or Special Permits that have no changes from previous approvals

No Authority to review these Actions

- Subdivisions / Lot Line Adjustments
- Interpretations

☐ Exempt Action submitted for informal review

Actions Requiring 239 Review

- ☐ Comprehensive/Master Plans
- ☐ Zoning Amendments (standards, uses, definitions, district regulations, etc.)
- ☐ Other Local Laws associated with zoning (wetlands, historic preservation, affordable housing, architectural review, etc.)
- ☐ Rezoning involving all map changes
- ☐ Architectural Review
- ☒ Site Plans (all)
- ☐ Special Permits for all non-residential uses
- ☐ Use Variances for all non-residential uses
- ☐ Area Variances for all non-residential uses
- ☐ Other (Describe):

Parcels within 500 feet of:

- ☐ State Road:
- ☒ County Road: **New Hamburg**
- ☐ State Property (with recreation area or public building)
- ☐ County Property (with recreation area or public building)
- ☒ Municipal Boundary
- ☒ Farm operation in an Agricultural District

Date Response Requested:

Entered By: **Ogunti, Bea**

These actions are only exempt in municipalities that signed an intermunicipal agreement with Dutchess County to that effect.

For County Office Use Only

Response From Dutchess County Department of Planning and Development

No Comments:

- ☐ Matter of Local Concern
- ☐ No Jurisdiction
- ☐ No Authority
- ☐ Withdrawn
- ☐ Incomplete - municipality must resubmit to County
- ☐ Exempt from 239 Review
- ☐ None

Comments Attached:

- ☒ Local Concern with Comments
- ☐ Conditional
- ☐ Denial
- ☐ Incomplete with Comments- municipality must resubmit to County
- ☐ Informal Comments Only (Action Exempt from 239 Review)

Date Submitted: **6/26/2023**

Date Received: **6/26/2023**

Date Requested:

Date Required: **7/25/2023**

Date Transmitted: **7/7/2023**

Notes:

☐ Major Project

Referral #: **ZR23-182**

☐ Also mailed hard copy

Reviewer:

Jana Grogan

Date Printed: 7/7/2023



COUNTY OF DUTCHESS

DEPARTMENT OF PLANNING AND DEVELOPMENT

July 7, 2023

To: Planning Board, Town of Wappinger
Re: **ZR23-182, Obercreek Farm Brewery & Tasting Room, Site Plan**
Lots: 847758, 81-87 New Hamburg Rd

The Dutchess County Department of Planning and Development has reviewed the submitted referral for countywide and intermunicipal impacts as outlined in General Municipal Law (Article 12B, §239-l/m).

ACTION

The applicant is requesting site plan approval to renovate and expand two existing barns into a tasting room and brewery.

COMMENTS

- Outdoor seating areas at the brewery are identified on the lighting plan, but it is not clear how patrons will access these or the existing farmstand. A paved accessible parking space(s) and walkways should be considered for these areas. Additionally, the existing gravel parking spaces noted in the parking calculations (9 in total) should be clearly indicated on the plans, as their current location is not apparent. Truck turning diagrams should also be provided.
- The visual impact of the proposed building renovations is currently unclear. The applicant should provide architectural elevations if any changes to the exterior facades are proposed.
- The landscape plan lacks detail on the proposed plantings, which makes it difficult to assess the visual impact from the road. A planting schedule that includes specific plant species should be provided. Moreover, additional plantings could be considered along the site frontage for screening purposes, and along the paved pedestrian path to provide shading.
- The lighting plan includes some areas with light levels exceeding 5 footcandles and all fixtures have a color temperature of 4000K. We recommend a lower more even level of lighting averaging 1 footcandle and a color temperature no higher than 3,000K. All fixtures should also be dark-sky compliant with BUG ratings close to 0/0/0 as possible to reduce unnecessary glare and light pollution.

RECOMMENDATION

The Department recommends that the Board rely upon its own study of the facts in the case with due consideration of the above comments.

Eoin Wrafter, AICP, Commissioner
By

A handwritten signature in black ink, reading "Tara Grogan". The signature is written in a cursive, flowing style.

Tara Grogan
Planner