



Village of Wappingers Falls

Office of Planning & Zoning

2582 South Avenue, Wappingers Falls, NY 12590

Phone: (845) 297-5277 Fax: (845) 296-0379

www.wappingersfallsny.gov

MINUTES OF PLANNING BOARD MEETING HELD 04/02/2020

This meeting was held online and telephonically utilizing the WebEx platform.

Present: Tom Morris – Chairman, Bonnie Kieffer – Vice Chair, Michael Ruffen, Alix Winsby, George Moran (Alternate), Lisa M. Cobb (Attorney), Christian Moore (Engineering Consultant), Michele Greig (Planning Consultant), Mercedes Perez (Planning and Zoning Assistant)

Absent: Adam Lauricella (Alternate), Donald McCormick (Alternate)

The meeting was called to order at 7:13 p.m.

Planning Board Chair completed roll call of Planning Board members.

Planning Board Chair appointed George Moran as acting member for the meeting.

Planning Board Chair read Statement of Compliance.

Approval of December 11th minutes:

Motion: Alix Winsby

Second: George Moran

All in favor: none opposed

Abstained: Bonnie Kieffer

Roll Call Vote: Bonnie Kieffer – abstained

Michael Ruffen – approved

Alix Winsby – approved

George Moran – approved

Tom Morris – approved

Motion to defer the approval of March 5th minutes:

Motion: Alix Winsby
Second: Bonnie Kieffer
All in favor: none opposed

Roll Call Vote: Bonnie Kieffer – Aye
Michael Ruffen – Aye
Alix Winsby – Aye
George Moran – Aye
Tom Morris – Aye

REPORT

Proposed Local Law – Ground Floor Dwellings

Pursuant to 151-55(a), the Planning Board is being asked by the Village Board to report on the proposed local law, amending Chapter 151 of the Code of the Village of Wappingers Falls entitled “Zoning” to clarify the provisions for street-level dwellings.

Motion to approve change to Local Law:

Motion: Bonnie Kieffer
Second: Michael Ruffen
All in favor: none opposed

Roll Call Vote: Bonnie Kieffer – Aye
Michael Ruffen – Aye
Alix Winsby – Aye
George Moran – Aye
Tom Morris – Aye

CONTINUED APPLICATIONS

Patsy’s Pizza - 2657 East Main Street (Grid #6158-14-310257) – Elmi Berisha (Owner and Applicant) – New Sign.

The property is located in the Village Commercial (VC) zoning district. The applicant is proposing one projecting sign.

Motion to approve the sign with the caveat that it is not to be illuminated internally or externally:

Motion: Bonnie Kieffer
Second: George Moran
All in favor: none opposed

Roll Call Vote: Bonnie Kieffer – Yes
Michael Ruffen – Yes
Alix Winsby – Yes
George Moran – Yes
Tom Morris – Yes

NEW APPLICATIONS

**Mix N Mac - 1557 Route 9 (Grid #6158-19-527150) - Ormater Development Corp. (Owner),
Mix N Mac - Mac & Cheese Wappingers (Applicant) – New Sign.**

This property is located in the Commercial Mixed Use (CMU) zoning district. The applicant is proposing 2 wall signs.

Motion to approve the signs:
Motion: Michael Ruffen
Second: Alix Winsby
All in favor: none opposed

Roll Call Vote: Bonnie Kieffer – Aye
Michael Ruffen – Aye
Alix Winsby – Aye
George Moran – Yes
Tom Morris – Aye

**Kid-leidoscope, Inc. - 1 Fulton Street (Grid #6158-17-238220) – John Teixeira (Owner) – Jim
and Debbie Sinon (Applicants) – New Business and New Sign.**

This property is located in the Village Commercial (VC) zoning district. The applicants are proposing opening a retail use, specifically, an activity center for special needs children, special needs adults and their families. The applicants are also proposing one wall sign.

Motion to approve the use:
Motion: Bonnie Kieffer
Second: Michael Ruffen
All in favor: none opposed

Roll Call Vote: Bonnie Kieffer – Yes
Michael Ruffen – Yes
Alix Winsby – Yea
George Moran – Yes
Tom Morris – Yea

Motion to approve the sign:
Motion: Bonnie Kieffer
Second: Michael Ruffen
All in favor: none opposed

Roll Call Vote: Bonnie Kieffer – Yes
Michael Ruffen – Aye
Alix Winsby – Yea
George Moran – Yes
Tom Morris – Aye

Gasland - 1663 Route 9 (Grid #6158-14-498418) – GasLand Holdings Corp. (Zeidan Nesheiwat) (Owner and Applicant); Chazen Companies (Consultant) – Site Plan.

This property is located Commercial Mixed Use (CMU) zoning district. The applicant is proposing modification of an existing gasoline service station, the removal of a motor vehicle repair facility, and the expansion of an existing convenience store.

- Review of Michele Greig’s comment letter
- Review of Christian Moore’s comment letter

DISCUSSIONS

Spins Bowl - 1677 Route 9 (Grid #6158-14-491476) – DP 56 LLC (Owner and Applicant) – Sketch Plan Review.

This property is located in the Commercial Mixed Use (CMU) zoning district. The applicant is proposing construction of a 345 square foot, 3-lane axe throwing enclosure on an existing 1,100 square foot exterior patio.

Motion to approve the addition of the 3 additional external axe throwing lanes as proposed with a caveat that the minimum age is 16 years old:

Motion: Bonnie Kieffer
Second: Michael Ruffen
4 in favor: 1 opposed

Roll Call Vote: Bonnie Kieffer – Aye
Michael Ruffen – Aye
Alix Winsby – Aye
George Moran – No
Tom Morris – Aye

Motion to adjourn meeting:
Motion: Bonnie Kieffer
Second: Michael Ruffen
All in favor: none opposed

The meeting was adjourned at 9:10 p.m.