



Village of Wappingers Falls

Office of Planning & Zoning

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MINUTES OF PLANNING BOARD MEETING HELD 09/03/2020

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

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

Absent: Alix Winsby, Donald McCormick (Alternate)

The meeting was called to order at 7:03 p.m.

The Planning Board Chair completed roll call of the Planning Board members.

The Planning Board Chair read the Statement of Compliance.

The Planning Board Chair made Joseph Simoni an active voting member for this meeting.

Approval of August 6th minutes:

Motion: Bonnie Kieffer

Second: Michael Ruffen

All in favor – none opposed

Abstained: Adam Lauricella

Roll Call Vote: Bonnie Kieffer – Aye

Michael Ruffen – Aye

Adam Lauricella – Abstained

Joseph Simoni – Aye

Tom Morris – Aye

CONTINUED APPLICATION

GAS LAND - 1663 Route 9 - 1663 Route 9 (Grid #6158-14-498418) – Gas Land 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.

- The Planning Board deferred action on a State Environmental Quality Review (SEQR) determination pending receipt of information concerning the submission by the applicant to NYS DOT.

NEW APPLICATIONS

J.H PROFESSIONAL TAILOR SHOP - 1582 Route 9, Unit #11 (Grid #6158-19-559223) – Davis Fowler Group, LLC (Owner); Julio Hernandez (Applicant); Povall Engineering (Engineer) – New Business and New Signs.

This property is located in the CMU (Commercial Mixed Use) zoning district. The applicant is proposing opening a tailor shop. The applicant is also proposing one wall sign and one monument sign.

Motion to approve use:

Motion: Adam Lauricella

Second: Bonnie Kieffer

All in favor – none opposed

Roll Call Vote: Bonnie Kieffer – Aye

Michael Ruffen – Aye

Adam Lauricella – Aye

Joseph Simoni – Aye

Tom Morris – Aye

Motion to approve the signs:

Motion: Michael Ruffen

Second: Adam Lauricella

All in favor – none opposed

Roll Call Vote: Bonnie Kieffer – Aye

Michael Ruffen – Aye

Adam Lauricella – Aye

Joseph Simoni – Aye

Tom Morris – Aye

THE ENERGY SPOT NUTRITION - 1554-1560 Route 9, Unit #366-3 (Grid #6158-19-590154) – 1554-1564 Route 9, LLC (Owner); Lourdes Rojas (Applicant) – New Business and New Signs.

This property is located in CMU (Commercial Mixed Use) zoning district. The applicant is proposing a retail store. The applicant is also proposing one wall sign, one window sign and an awning over the back door.

Motion to approve use:

Motion: Adam Lauricella

Second: Michael Ruffen

All in favor – none opposed

Roll Call Vote: Bonnie Kieffer – Aye

Michael Ruffen – Aye

Adam Lauricella – Aye

Joseph Simoni – Aye

Tom Morris – Aye

- The applicant withdrew the window sign.

Motion to approve the wall sign and awning over the back door:

Motion: Bonnie Kieffer

Second: Adam Lauricella

All in favor – none opposed

Roll Call Vote: Bonnie Kieffer – Aye

Michael Ruffen – Aye

Adam Lauricella – Aye

Joseph Simoni – Aye

Tom Morris – Aye

WORK SESSION - Removed from agenda

The Planning Board received an update from Mayor Matt Alexander on the current Village projects.

Motion to adjourn meeting:

Motion: Michael Ruffen

Second: Adam Lauricella

All in favor – none opposed

Roll Call Vote: Michael Ruffen – Aye

Adam Lauricella – Aye

Joseph Simoni – Aye

Tom Morris – Aye

The meeting was adjourned at 10:07 p.m.