



Village of Wappingers Falls

Office of Planning & Zoning

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MINUTES OF PLANNING BOARD MEETING HELD 10/01/2020

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

Present: Tom Morris – Chairman, Michael Ruffen, Adam Lauricella, Alix Winsby, Joseph Simoni (Alternate), Mercedes Perez (Planning and Zoning Assistant)

Absent: Bonnie Kieffer – Vice Chair, Donald McCormick (Alternate), Michele Greig (Planning Consultant), Christian Moore (Engineering Consultant), Lisa M. Cobb (Attorney)

The meeting was called to order at 7:01 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 September 3rd minutes:

Motion: Adam Lauricella

Second: Michael Ruffen

All in favor – none opposed

Abstained: Alix Winsby

Roll Call Vote: Michael Ruffen – Aye

Alix Winsby– Abstained

Adam Lauricella – 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. **ADJOURNED AT THE REQUEST OF THE APPLICANT.**

NEW APPLICATIONS

TAMARIND - 1659 Route 9, Suite #1 (Grid #6158-14-493399) – Wappinger K Holdings, LLC (Owner); Mahadev Food LLC (Applicant); – New Business and New Sign.

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

Motion to approve use:

Motion: Adam Lauricella
Second: Alix Winsby
All in favor – none opposed

Roll Call Vote: Michael Ruffen – Aye
Alix Winsby – Aye
Adam Lauricella – Aye
Joseph Simoni – Aye
Tom Morris – Aye

Motion to approve the sign:

Motion: Alix Winsby
Second: Adam Lauricella
All in favor – none opposed

Roll Call Vote: Michael Ruffen – Aye
Alix Winsby – Aye
Adam Lauricella – Aye
Joseph Simoni – Aye
Tom Morris – Aye

2736 W MAIN STREET - 2736 W Main Street (Grid #6158-14-251454) – Alexander F. Bernardi (Owner and Applicant) – New Office.

This property is located in the VM (Village Mixed) zoning district. The applicant is proposing a new office.

Motion to approve use:

Motion: Michael Ruffen

Second: Adam Lauricella

All in favor – none opposed

Roll Call Vote: Michael Ruffen - Aye

Alix Winsby – Aye

Adam Lauricella – Aye

Joseph Simoni – Aye

DYNAMIC INTERVENTION, LLC - 2653 E Main Street (Grid #6158-14-314253) – Jeff Berisha /Anita 2653 LLC (Owner) – Jacqueline B. Muller (Applicant) – New Business.

This property is located in the VC (Village Commercial) zoning district. This applicant is proposing opening a family and community counseling practice.

Motion to approve use:

Motion: Alix Winsby

Second: Adam Lauricella

All in favor – none opposed

Roll Call Vote: Michael Ruffen – Aye

Alix Winsby – Aye

Adam Lauricella – Aye

Joseph Simoni – Aye

Tom Morris – Aye

DISCUSSIONS

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 Planning Board discussed the applicant’s inability to obtain a Certificate of Occupancy due to ongoing site work by the property owner.

ELECTRIC VEHICLE CHARGING LOCATIONS

The Planning Board discussed potential electric vehicle charging locations in the Village.

WORK SESSION - Removed from agenda

Cindy Latino, Recreation Chairperson, discussed Mary Ross Park with the Planning Board.

Planning Board member Adam Lauricella left the meeting at 8:56 p.m.

Motion to adjourn meeting:

Motion: Michael Ruffen

Second: Alix Winsby

All in favor – none opposed

Roll Call Vote: Michael Ruffen – Aye

Alix Winsby – Aye

Joseph Simoni – Aye

Tom Morris – Aye

The meeting was adjourned at 9:04 p.m.