



**Village of Wappingers Falls**

**Office of Planning & Zoning**

**2582 South Avenue, Wappingers Falls, NY 12590**

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**www.wappingersfallsny.gov**

**MINUTES OF PLANNING BOARD MEETING HELD 12/3/2020**

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

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

**Absent:** Adam Lauricella, Alix Winsby, Donald McCormick (Alternate), Joseph Simoni (Alternate)

The meeting was called to order at 7:15 p.m.

The Planning Board Chair read the Statement of Compliance.

***CONTINUED APPLICATIONS***

**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.

- Review of Michele Greig's comment letter

Motion that the Planning Board recommend the Zoning Board of Appeals consider and accept the digital portion for price only on this sign, because the applicant has lowered the sign:

Motion: Bonnie Kieffer

Second: Michael Ruffen

All in favor – none opposed

Roll Call Vote: Bonnie Kieffer – Aye

Michael Ruffen – Aye

Tom Morris – Aye

Motion to accept the Negative Declaration:

Motion: Bonnie Kieffer

Second: Michael Ruffen

All in favor – none opposed

Roll Call Vote: Bonnie Kieffer – Aye

Michael Ruffen – Aye

Tom Morris – Aye

### **NEW APPLICATIONS**

**1554-1560 ROUTE 9, 1562-1566 ROUTE 9, & 1564 ROUTE 9 - 1554-1560 Route 9 (Grid #6158-19-590154), 1562-1566 Route 9 (Grid #6158-19-571157), & 1564 Route 9 (Grid #6158-19-593165) – 1554-1564 Route 9 LLC (Owner), David A. Barbuti Architect, PC (Applicant) – Amend Site Plan.**

This property is located in the Commercial Mixed Use (CMU) zoning district. The applicant is proposing to amend the site plan.

- Review of Christian Moore’s comment letter

**2695 W MAIN STREET - 2695 W Main Street (Grid #6158-14-277339) – HAJUL LLC (Owner), Richard Hollister (Applicant), Day Stokosa Engineering P.C. (Engineer) – Site Plan.**

This property is located in the Village Commercial (VC) zoning district. The applicant is proposing to demolish the top 2 floors of the building and reconstruct them to include one 2 bedroom apartment on the third floor, two 1 bedroom apartments on the second floor, and commercial space on the ground floor.

- Review of Michele Greig’s comment letter
- Michele Greig read the Resolution Establishing Intent to be Lead Agency
- The lead agency coordination request letter will be circulated to the following involved agencies: Village of Wappingers Falls Board of Trustees, Village of Wappingers Falls Water Board, and New York State Department of Transportation
- Review of Christian Moore’s comment letter

Motion to approve Resolution Establishing Intent to be Lead Agency:

Motion: Bonnie Kieffer

Second: Michael Ruffen

All in favor – none opposed

Roll Call Vote: Bonnie Kieffer – Aye

Michael Ruffen – Aye

Tom Morris – Aye

**CONTENDER eSPORTS GAMING CENTER - 1557-1571 Route 9 (Grid #6158-19-527150) – Ormater Development Corp. (Owner), Deanna Fino (Applicant), Robert Turner of Tinkelman Architecture PLLC (Architect) – New Business.**

This property is located in the Commercial Mixed Use (CMU) zoning district. The applicant is proposing opening a gaming center.

Motion to approve use:

Motion: Michael Ruffen

Second: Bonnie Kieffer

All in favor – none opposed

Roll Call Vote: Bonnie Kieffer – Aye

Michael Ruffen – Aye

Tom Morris – Aye

**T-MOBILE - 1557-1571 Route 9 (Grid #6158-19-527150) – Ormater Development Corp. (Owner), James Polinsky of Signs Ink Ltd (Applicant) – New Signs.**

This property is located in the Commercial Mixed Use (CMU) zoning district. The applicant is proposing two wall signs and one space on the monument sign.

Motion to approve signs:

Motion: Michael Ruffen

Second: Bonnie Kieffer

All in favor – none opposed

Roll Call Vote: Bonnie Kieffer – Aye

Michael Ruffen – Aye

Tom Morris – Aye

***DISCUSSION***

The Planning Board discussed the proposed Popeye’s Louisiana Chicken restaurant, 1490 Route 9, Grid #6157-02-653974 (Town of Wappinger).

Motion to adjourn meeting:

Motion: Bonnie Kieffer

Second: Michael Ruffen

All in favor – none opposed

Roll Call Vote: Bonnie Kieffer – Aye

Michael Ruffen – Aye

Tom Morris – Aye

The meeting was adjourned at 9:01 p.m.

DRAFT