



**Village of Wappingers Falls**

**Office of Planning & Zoning**

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**MINUTES OF PLANNING BOARD MEETING HELD 11/5/2020**

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

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

**Absent:** Michael Ruffen, Donald McCormick (Alternate)

The meeting was called to order at 7:09 p.m.

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

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

The Planning Board Chair read the Statement of Compliance.

Approval of October 1<sup>st</sup> minutes:

Motion: Bonnie Kieffer

Second: Adam Lauricella

All in favor – none opposed

Abstained: Bonnie Kieffer

Roll Call Vote: Bonnie Kieffer – Abstained

Alix Winsby– Aye

Adam Lauricella – Aye

Joseph Simoni – Aye

Tom Morris – Aye

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

**FOAM AND WASH - 1520 Route 9 (Grid #6158-19-626058) – Gary Baright of WF LLC (Owner), Jay Diesing, RA (Applicant) – New Signs.** The property is located in the Commercial Mixed Use (CMU) zoning district. The applicant is proposing a freestanding pylon sign, a multi-tenant sign and wall signs.

- Lisa M. Cobb, Attorney with Wallace & Wallace, LLP, recused herself for this application
- Rich Olson, Attorney with McCabe & Mack LLC, represented the Village of Wappingers Falls in this matter
- Review of Michele Greig’s comment letter
- Review of Christian Moore’s comment letter

Motion to readopt the 2016 Negative Declaration:

Motion: Adam Lauricella

Second: Bonnie Kieffer

All in favor – none opposed

Roll Call Vote: Bonnie Kieffer – Aye

Alix Winsby – Aye

Adam Lauricella – Aye

Joseph Simoni – Aye

Tom Morris – Aye

Motion to approve the amended site plan contingent upon items listed in the resolution:

Motion: Adam Lauricella

Second: Bonnie Kieffer

All in favor – none opposed

Roll Call Vote: Bonnie Kieffer – Aye  
Adam Lauricella – Aye  
Alix Winsby – Aye  
Joseph Simoni – Aye  
Tom Morris – Aye

**81 MARKET STREET - 81 Market Street (Grid #6158-17-149194) – Anthony Macho (Owner and Applicant), Day Stokosa Engineering (Engineer) – Site Plan.**

This property is located in the CMU (Commercial Mixed Use) zoning district. The applicant is proposing to renovate and convert an existing 3 story single family residence into a four (4) unit multi-family dwelling with associated parking, as well as proposing to construct a 3 story addition to include three (3) more apartment units on the northern side of the existing building. Sixteen (16) parking spaces are proposed.

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

***NEW APPLICATIONS***

**AUTO TRENDS INC. - 1578 Route 9 (Grid #6158-19-552197) – Kenneth Levine and Richard Rutta (Owners), Crystal Ramadan (Applicant), Day Stokosa Engineering (Engineer) – New Use and Sketch Plan Review.**

This property is located in the CMU (Commercial Mixed Use) zoning district. The applicant is proposing opening an auto accessory shop that does installations.

- The site and applicant’s business were discussed

**FUREVER FRIENDS - 1 Fulton Street (Grid #6158-17-238220) – Fakhouri Holdings, LLC (Owner), Bryanna Russo, President of FurEver Friends AAP, LLC (Applicant) – New Business and New Signs.**

This property is located in the VC (Village Commercial) zoning district. The applicant is proposing opening a retail store and dog grooming. The applicant is also proposing two wall signs.

Motion to approve use:

Motion: Bonnie Kieffer  
Second: Adam Lauricella  
All in favor – none opposed

Roll Call Vote: Bonnie Kieffer – Aye  
Alix Winsby – Aye  
Adam Lauricella – Aye  
Joseph Simoni – Aye  
Tom Morris – Aye

Motion to approve signs:

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

Roll Call Vote: Bonnie Kieffer – Aye  
Adam Lauricella – Aye  
Joseph Simoni – Aye  
Alix Winsby – Aye  
Tom Morris – Aye

- The applicant discussed painting the building

Motion to accept paint colors:

Motion: Bonnie Kieffer  
Second: Joseph Simoni  
All in favor – none opposed

Roll Call Vote: Bonnie Kieffer – Aye  
Adam Lauricella – Aye  
Joseph Simoni – Aye  
Alix Winsby – Aye  
Tom Morris – Aye

**2722 WEST MAIN ST. LLC - 2722 W Main Street (Grid #6158-14-267424) – Rosemarie Haines R & R Properties of Wapp Falls (Owner), 2722 West Main St. LLC (Applicant) – New Use.**

This property is located in the VM (Village Mixed) zoning district. The applicant is proposing a tattoo and piercing salon.

- Adam Lauricella is the applicant and recused himself as a Planning Board member for this application

Motion to approve use:

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

Roll Call Vote: Bonnie Kieffer – Aye  
Alix Winsby – Aye  
Joseph Simoni – Aye  
Tom Morris – Aye  
Adam Lauricella – Recused

**DISCUSSION**

The Planning Board discussed the proposed Delavergne Avenue Subdivision, 40 Delavergne Avenue, Grid #6158-01-164655 (Town of Poughkeepsie) and Grid #6158-09-173629 (Village of Wappingers Falls).

Motion to consent to Town of Poughkeepsie Planning Board being lead agency for the Delavergne Avenue Subdivision:

Motion: Bonnie Kieffer  
Second: Adam Lauricella  
All in favor – none opposed

Roll Call Vote: Bonnie Kieffer – Aye  
Adam Lauricella – Aye  
Alix Winsby – Aye  
Joseph Simoni – Aye  
Tom Morris - Aye

Motion to adjourn meeting:

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

Roll Call Vote: Bonnie Kieffer – Aye  
Alix Winsby – Aye  
Joseph Simoni – Aye  
Adam Lauricella – Aye  
Tom Morris – Aye

The meeting was adjourned at 9:33 p.m.