



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 1/7/2021

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

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

Absent: Donald McCormick (Alternate)

The meeting was called to order at 7:05 p.m.

The Planning Board Chair read the Statement of Compliance.

Approval of November 5th minutes:

Motion: Bonnie Kieffer

Second: Alix Winsby

All in favor – none opposed

Abstained: Adam Lauricella

Roll Call Vote: Bonnie Kieffer – Aye

Michael Ruffen – Aye

Alix Winsby – Aye

Adam Lauricella – Abstained

Joseph Simoni – Aye

Tom Morris – Aye

Approval of December 3rd minutes:

Motion: Bonnie Kieffer

Second: Adam Lauricella

All in favor – none opposed

Abstained: Alix Winsby

Abstained : Adam Lauricella

Abstained: Joseph Simoni

Roll Call Vote: Bonnie Kieffer - Aye

Michael Ruffen - Aye

Alix Winsby – Abstained

Adam Lauricella – Abstained

Joseph Simoni – Abstained

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.

- The Planning Board Chair read a summary of the Resolution Granting Site Plan Approval to Gas Land Gulf.

Motion to approve the Resolution Granting Site Plan Approval to Gas Land Gulf with the update concerning the approval of the landscaping:

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

Michael Ruffen – Aye

Tom Morris – Aye

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 Christian Moore’s comment letter
- Review of Michele Greig’s comment letter
- The Planning Board agreed that a public hearing is not necessary.

Motion to adjourn meeting:

Motion: Bonnie Kieffer

Second: Adam Lauricella

All in favor – none opposed

Roll Call Vote: Bonnie Kieffer – Aye

Adam Lauricella – Aye

Alix Winsby – Aye

Michael Ruffen – Aye

Tom Morris – Aye

The meeting was adjourned at 7:52 p.m.