



**Village of Wappingers Falls**

**Office of Planning & Zoning**

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**MINUTES OF PLANNING BOARD MEETING HELD 4/1/2021**

**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 7:00 p.m.

The Planning Board Chair read the Statement of Compliance.

Approval of March 4<sup>th</sup> minutes:

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

**CONTINUED 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.

- The Chair read a letter from Giuseppe Porco, owner of 1552 Route 9, into the record.
- Review of Christian Moore’s comment letter
- Review of Michele Greig’s comment letter

Motion to classify as Type II Action:

Motion: Bonnie Kieffer

Second: Michael Ruffen

All in favor – none opposed

Roll Call Vote: Bonnie Kieffer - Aye

Michael Ruffen - Aye

Alix Winsby - Aye

Adam Lauricella - Aye

Tom Morris - Aye

**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.

- 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 classify as Type II Action:

Motion: Adam Lauricella

Second: Michael Ruffen

All in favor – none opposed

Roll Call Vote: Bonnie Kieffer - Aye  
Michael Ruffen - Aye  
Alix Winsby - Aye  
Adam Lauricella - 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 Site Plan will be forwarded to the County for review, upon receipt of the revised EAF.
- The Planning Board agreed that a public hearing is not necessary.

Motion to approve the Negative Declaration contingent upon the updates to the EAF:

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

Roll Call Vote: Bonnie Kieffer - Aye  
Michael Ruffen Aye  
Alix Winsby - Aye  
Adam Lauricella - Aye  
Tom Morris – Aye

***NEW APPLICATIONS***

**UNITED METHODIST CHURCH - 9 S Mesier Avenue (Grid #6158-18-384202) – Centurian Realty Management, LLC (Joe Pettinella and Albert Pettinella) (Owners and Applicants), Al Cappelli (Architect) – Change of Use.**

This property is located in the Village Mixed (VM) zoning district. The applicant is proposing converting the existing church, school annex, and residential into a cultural center of performing and cultural arts.

- 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.

- The Chair acknowledged that the Planning Board received correspondence in support of this project and read the names of those who sent correspondence into the record.

**TREASURES OF THE VALLEY - 2748 W Main Street (Grid #6158-14-255473) – DPNY Real Estate Holding LLC (Owner), Eimee DeRise (Applicant) – New Business and New Signs.**

This property is located in the Village Mixed (VM) zoning district. The applicant is proposing operating a consignment boutique. The applicant is also proposing one window sign, and one projecting sign.

Motion to approve use:

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

Roll Call Vote: Bonnie Kieffer - Aye  
Michael Ruffen – Aye  
Alix Winsby – Aye  
Adam Lauricella – Aye  
Tom Morris – Aye

Motion to approve signs:

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

Roll Call Vote: Bonnie Kieffer – Aye  
Michael Ruffen – Aye  
Alix Winsby – Aye  
Adam Lauricella – Aye  
Tom Morris – Aye

**LOCO GARIBALDI - 2649 E Main Street (Grid #6158-18-318249) – Charles Carozza Properties Inc. (Michael Robinson) (Owner), Jaime Deboque (Applicant) – New Business and New Sign.**

This property is located in the Village Commercial zoning district. The applicant is proposing operating a restaurant. The applicant is also proposing one projecting sign.

Motion to approve use:

Motion: Michael Ruffen  
Second: Alix Winsby  
All in favor – none opposed

Roll Call Vote: Bonnie Kieffer – Aye  
Michael Ruffen – Aye  
Alix Winsby – Aye  
Adam Lauricella – Aye  
Tom Morris – Aye

Motion to approve sign:

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

Roll Call Vote: Bonnie Kieffer – Aye  
Michael Ruffen – Aye  
Alix Winsby – Aye  
Adam Lauricella – Aye  
Tom Morris – Aye

***INFORMAL DISCUSSIONS***

**2659-2661 E MAIN STREET - 2659-2661 E Main Street (Grid #6158-14-308261) – TDAA Corp. (Elmi Berisha) (Owner) – New Business.**

This property is located in the Village Commercial zoning district. The Planning Board will discuss the proposed restaurant.

- The Planning Board discussed the proposed restaurant.

**THE FAREGROUND (To be located at the Di Marco Community Building) – 1 Di Marco Place (Grid #6158-18-427107) – Karen George, President for Fareground Community Café; M.T. “Peg” O’Leary, CEO of Community Services Programs, Inc.**

This property is located in the Village Residential zoning district. Fareground, a local non-profit, is seeking a temporary location.

- Karen George discussed the Fareground organization and services.
- Peg O’Leary discussed Fareground using the Di Marco Community Building.

The Chair announced that Michael Ruffen and Adam Lauricella are leaving the Planning Board.

The Chair announced that he will be recommending Joseph Simoni be made a full time Planning Board member.

The Planning Board agreed to move the June 3, 2021 meeting to June 10, 2021.

Motion to adjourn meeting:

Motion: Bonnie Kieffer

Second: Adam Lauricella

All in favor – none opposed

Roll Call Vote: Bonnie Kieffer – Aye

Michael Ruffen – Aye

Alix Winsby – Aye

Adam Lauricella – Aye

Tom Morris – Aye

The meeting was adjourned at 10:08 p.m.