



**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 7/1/2021**

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

**Absent:** Alix Winsby, Joseph Simoni, Robert McDonough, Rachelle Louis (alternate)

The meeting was called to order at 7:00 p.m.

The Planning Board Chair made Laura Holmes McCarthy a voting member for this meeting.

Approval of June 10<sup>th</sup> minutes:

Motion: Laura Holmes McCarthy

Second: Bonnie Kieffer

All in favor – none opposed

***CONTINUED PUBLIC HEARING***

**10 MARKET STREET - 10 Market Street (Grid #6158-14-300255) – JSK Rentals LLC (Jeffrey Knipe) (Owner and Applicant), Michael Gillespie of M. Gillespie & Associates Consulting Engineering P.L.L.C. (Engineer) – Reconstruction.**

This property is located in the Village Commercial (VC) zoning district. The applicant is proposing the reconstruction of a three (3) story mixed-use building consisting of four (4) commercial spaces on the ground level and ten (10) dwelling units on the second and third levels.

Motion to reopen the public hearing:

Motion: Bonnie Kieffer

Second: Laura Holmes McCarthy

All in favor – none opposed

- Review of Michele Greig's comment letter

- Review of Christian Moore’s comment letter

Motion to adjourn the public hearing until August 5, 2021:

Motion: Bonnie Kieffer

Second: Laura Holmes McCarthy

All in favor – none opposed

### ***PUBLIC HEARING***

#### **2602 SOUTH AVE - 2602 South Avenue (Grid #6158-18-342140) – Jeffrey A. Smith and Natalie Smith (Owners and Applicants) – Lot Line Adjustment.**

This property is located in the Village Residential (VR) zoning district. The applicants are seeking a lot line adjustment.

Motion to open the public hearing:

Motion: Bonnie Kieffer

Second: Laura Holmes McCarthy

All in favor – none opposed

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

Motion to adjourn the public hearing until August 5, 2021:

Motion: Laura Holmes McCarthy

Second: Bonnie Kieffer

All in favor – none opposed

### ***CONTINUED APPLICATIONS***

#### **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
- Review of Christian Moore’s comment letter

#### **9 S MESIER AVENUE - 9 S Mesier Avenue (Grid #6158-18-384202) – Centurion 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 school annex into a cultural center of performing and cultural arts.

- Lisa M. Cobb, Attorney with Wallace & Wallace, LLP, recused herself for this application.
- Thomas Cummings, 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
- The Planning Board agreed that a public hearing is not necessary.

Motion to classify at Type II Action:

Motion: Bonnie Kieffer

Second: Laura Holmes McCarthy

All in favor – none opposed

- The Planning Board took a break at 8:36 p.m. No Planning Board business was discussed or conducted during the in room meeting break.
- The Planning Board meeting resumed at 8:38 p.m.

### ***NEW APPLICATIONS***

#### **HEALTH QUEST URGENT MEDICAL - 1530 Route 9 (Grid #6158-19-605079) – Health Quest Urgent Medical (Owner), Amber Smith of Expedite the Diehl (Applicant) – New Signs.**

This property is located in the Commercial Mixed Use (CMU) zoning district. The applicant is proposing to change in-kind wall and multitenant signs and install new window sign.

Motion to approve signs:

Motion: Laura Holmes McCarthy

Second: Bonnie Kieffer

All in favor – none opposed

Motion to adjourn the meeting:

Motion: Bonnie Kieffer

Second: Laura Holmes McCarthy

All in favor – none opposed

The meeting was adjourned at 8:44 p.m.