



Village of Wappingers Falls

Office of Planning & Zoning

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MINUTES OF PLANNING BOARD MEETING HELD 8/5/2021

Present: Tom Morris – Chair, Joseph Simoni, Robert McDonough, Laura Holmes McCarthy (alternate), Rachelle Louis (alternate), Michele Greig (Planning Consultant), Christian Moore (Engineering Consultant), Paul Ackerman (Attorney), Mercedes Perez (Planning and Zoning Assistant)

Absent: Bonnie Kieffer – Vice Chair, Alix Winsby, Lisa M. Cobb (Attorney)

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

Paul Ackerman, Attorney with Wallace & Wallace, LLP, represented the Village of Wappingers Falls.

The Planning Board Chair made Laura Holmes McCarthy and Rachelle Louis voting members for this meeting.

Approval of July 1st minutes:

Motion: Joseph Simoni

Second: Laura Holmes McCarthy

3 in favor – 1 abstained

Abstained: Joseph Simoni

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 open the public hearing:
Motion: Laura Holmes McCarthy
Second: Joseph Simoni
All in favor – none opposed

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

Motion to approve the Negative Declaration:
Motion: Joseph Simoni
Second: Laura Holmes McCarthy
All in favor – none opposed

Motion to close the public hearing:
Motion: Joseph Simoni
Second: Robert McDonough
All in favor – none opposed

Motion to approve Resolution Granting Conditional Site Plan Approval to 10 Market Street
Reconstruction of Mixed-Use Building:
Motion: Joseph Simoni
Second: Robert McDonough
All in favor – none opposed

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: Joseph Simoni
Second: Robert McDonough
All in favor – none opposed

- Review of Michele Greig’s comment letter

Motion to close the public hearing:
Motion: Laura Holmes McCarthy
Second: Joseph Simoni
All in favor – none opposed

Motion to approve Resolution Granting Conditional Approval to the Final Subdivision Plat for Smith Lot Line Alteration:

Motion: Joseph Simoni

Second: Robert McDonough

All in favor – none opposed

CONTINUED APPLICATIONS

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.

- Paul Ackerman, Attorney with Wallace & Wallace, LLP, recused himself for this application.
- Review of Christian Moore’s comment letter
- Review of Michele Greig’s comment letter
- Review of Dutchess County comment letter

Motion to approve Resolution Granting Conditional Site Plan Approval to 9 South Mesier Adaptive Reuse of Former United Methodist Church:

Motion: Joseph Simoni

Second: Laura Holmes McCarthy

All in favor – none opposed

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 Michele Greig’s comment letter
- Review of Christian Moore’s comment letter
- The Site Plan will be forwarded to Dutchess County for review.

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

Motion to approve Resolution Granting Conditional Site Plan Approval to 2695 West Main Street Mixed-Use Building:

Motion: Joseph Simoni
 Second: Laura Holmes McCarthy
 All in favor – none opposed

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 11 parking spaces.

- Review of Michele Greig’s comment letter
- Review of Christian Moore’s comment letter
- The Site Plan will be forwarded to Dutchess County for review.

Motion to approve the Negative Declaration:

Motion: Joseph Simoni
 Second: Laura Holmes McCarthy
 All in favor – none opposed

GAS LAND - 1663 Route 9 - 1663 Route 9 (Grid #6158-14-498418) – Gas Land Holdings Corp. (Zeidan Nesheiwat) (Owner and Applicant), Chazen Companies (Consultant) – Amend Site Plan.

This property is located in the Commercial Mixed Use (CMU) zoning district. The applicant is proposing removing two existing underground fuel storage tanks and replacing them with two new underground fuel storage tanks.

- Review of Michele Greig’s comment letter
- Review of Christian Moore’s comment letter
- The Site Plan will be forwarded to Dutchess County for review.
- The Planning Board agreed that a public hearing is not necessary.

Motion to classify as Type II Action:

Motion: Joseph Simoni
 Second: Robert McDonough
 All in favor – none opposed

Motion to waive the public hearing:
Motion: Joseph Simoni
Second: Laura Holmes McCarthy
All in favor – none opposed

INFORMAL DISCUSSIONS

The Planning Board discussed the dumpster enclosure proposed by the applicant of Auto Trends (1578 Route 9).

The Planning Board discussed the Village owned alleyway and stairs adjacent to 10 Market Street.

The Planning Board Chair summarized the Short-Term Rental and Accessory Dwelling discussion held with the Mayor, Trustee Adam Lauricella, and a subset of the Zoning Review Team on Monday 08/02/2021 at Village Hall.

Motion to adjourn the meeting:
Motion: Joseph Simoni
Second: Robert McDonough
All in favor – none opposed

The meeting was adjourned at 9:47 p.m.