



Village of Wappingers Falls

Office of Planning & Zoning

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MINUTES OF PLANNING BOARD MEETING HELD 10/7/2021

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

Present: Tom Morris – Chair, Bonnie Kieffer – Vice Chair, Robert McDonough, Laura Holmes McCarthy (alternate), Lisa M. Cobb (Attorney), Mercedes Perez (Planning and Zoning Assistant)

Absent: Alix Winsby, Joseph Simoni, Rachelle Louis (alternate), Michele Greig (Planning Consultant), Nancy Clark (Engineering Consultant)

The meeting was called to order at 7:04 p.m.

The Planning Board Chair read the Statement of Compliance.

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

Approval of August 5th minutes:

Motion: Bonnie Kieffer

Second: Laura Holmes McCarthy

All in favor – none opposed

Roll Call Vote: Bonnie Kieffer – Aye

Laura Holmes McCarthy – Aye

Tom Morris – Aye

Approval of September 2nd minutes:

Motion: Bonnie Kieffer

Second: Robert McDonough

3 in favor – 1 abstained

Roll Call Vote: Bonnie Kieffer – Aye
Laura Holmes McCarthy – Abstain
Robert McDonough – Aye
Tom Morris – Aye

NEW APPLICATIONS

McDONALD’S - 1567 Route 9 (Grid #6158-19-527150) – Ormater Development Corp. (Owner), Alan Roscoe PE (Applicant) – Menu Boards. The property is located in the Commercial Mixed Use (CMU) zoning district. The applicant has received variances from the ZBA to allow digital menu boards in its drive thru, and is seeking the removal of a condition of its prior site plan approval from the Planning Board that requires the signs to be turned off/go dark when the drive thru is not in use.

- McDonald’s request to remove the requirement that the menu boards go dark when a car is not in the drive thru was approved by the Planning Board with the following conditions: 1) menu boards must be off when McDonald’s is closed, and 2) all up lighting needs to be removed/turned off.

Motion to approve Resolution Adopting Revisions to Prior Site Plan and Special Permit Approvals for the McDonald’s Drive -Through Facility Expansion, approve Amended Resolution Granting Special Permit Approval to McDonald’s Drive-Through Facility Expansion, and approve Amended Resolution Granting Amended Site Plan Approval to McDonald’s Site Improvements:

Motion: Bonnie Kieffer
Second: Robert McDonough
All in favor – none opposed

Roll Call Vote: Bonnie Kieffer – Aye
Laura Holmes McCarthy – Aye
Robert McDonough – Aye
Tom Morris – Aye

DISCUSSION

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) – Discussion.

This property is located in the Commercial Mixed Use (CMU) zoning district. The applicant is seeking to raise the approved footcandle to 2.5+, in the rear of the building.

- The Planning Board discussed the footcandle average at the rear of the building.

INFORMAL DISCUSSION

2673 W Main Street (Grid #6158-14-276279) – Mavraj Properties LLC (Owner), Andrew Hart (Applicant) - Site Plan Application. The property is located in the Village Commercial (VC) zoning district. The applicant is proposing a 3-story addition with 10 residential units and commercial on the 1st floor.

- Andrew Hart, Architect, discussed the proposed project.

Motion to adjourn the meeting:

Motion: Bonnie Kieffer

Second: Robert McDonough

All in favor – none opposed

Roll Call Vote: Bonnie Kieffer – Aye

Laura Holmes McCarthy – Aye

Robert McDonough – Aye

Tom Morris – Aye

The meeting was adjourned at 7:50 p.m.