



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 3/3/2022

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

Present: Bonnie Kieffer – Vice Chair, Joseph Simoni, Robert McDonough, Michele Greig (Planning Consultant), Lisa M. Cobb (Attorney), Mercedes Perez (Planning and Zoning Assistant)

Absent: Tom Morris – Chair, Alix Winsby, Laura Holmes McCarthy (alternate), Rachelle Louis (alternate), Nancy Clark (Engineering Consultant)

The meeting was called to order at 7:02 p.m.

Approval of February 3rd minutes:

Motion: Joseph Simoni

Second: Robert McDonough

All in favor – none opposed

Roll Call Vote: Joseph Simoni – Aye

Robert McDonough – Aye

Bonnie Kieffer – Aye

NEW APPLICATIONS

1557-1571 ROUTE 9 - 1557-1571 Route 9 (Grid #6158-19-527150) - Ormater Development Corp. (Owner) - Steve Tinkelman, Tinkelman Architecture PLLC (Applicant) – Lot Line Adjustment.

The property is located in the Commercial Mixed Use (CMU) zoning district. The applicant is proposing a lot line adjustment.

- Review of Michele Greig's comment letter
- A public hearing will be required.

Motion to classify as Type II Action:

Motion: Joseph Simoni

Second: Robert McDonough

All in favor – none opposed

Roll Call Vote: Joseph Simoni – Aye

Robert McDonough – Aye

Bonnie Kieffer – Aye

NESH WINE & LIQUOR – 1582 Route 9, Suite #8 (Grid #6158-19-559223) – Davis Fowler Group LLC (Owner), Nesh Wine & Liquor, Inc. (Applicant) – New Business and New Signs.

This property is located in the Commercial Mixed Use (CMU) zoning district. The applicant is proposing operating a retail business. The applicant is also proposing one wall sign and one space on the existing multitenant sign.

Motion to approve use:

Motion: Joseph Simoni

Second: Robert McDonough

All in favor – none opposed

Roll Call Vote: Joseph Simoni - Aye

Robert McDonough – Aye

Bonnie Kieffer - Aye

Motion to approve signs:

Motion: Joseph Simoni

Second: Robert McDonough

All in favor – none opposed

Roll Call Vote: Joseph Simoni – Aye

Robert McDonough – Aye

Bonnie Kieffer – Aye

NORTHWAY FOREST ENTERPRISES LLC

33 Mc Kinley Street (Grid #6158-17-150250) – Wappingers Falls Estuary Enterprises, Inc. (Louis Snell) (Owner) – Mark Lippmann, Northway Forest Enterprises LLC (Applicant) – New Business.

This property is located in the Commercial Mixed Use (CMU) zoning district. The applicant is proposing storing firewood material on site to prep for delivery.

Motion to approve use contingent upon the Building Inspector's inspection and approval of the premises:

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

Roll Call Vote: Joseph Simoni – Aye
Robert McDonough – Aye
Bonnie Kieffer – Aye

RAZOR SHARP BARBER SHOP - 2689 W Main Street (Grid #6158-14-275321) – 2689 West Main Street LLC (Joseph LoBuono) (Owner) – William Zuluaga (Applicant) – New Business.

This property is located in the Village Commercial (VC) zoning district. The applicant is proposing operating a barber shop.

Motion to approve use:

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

Roll Call Vote: Joseph Simoni – Aye
Robert McDonough – Aye
Bonnie Kieffer - Aye

14 CLINTON STREET - 14 Clinton Street (Grid #6158-09-217511) – Daniel Quezada and Norma Torres-Campos (Owners), Hilda Duque, Architect (Applicant) – Site Plan with a Special Use Permit.

This property is located in the Residential (R) zoning district. The applicant is requesting a special use permit and site plan review to have an accessory dwelling unit.

- Review of Michele Greig's comment letter
- The Site Plan will be forwarded to Dutchess County for review.
- A public hearing will be required.

Motion to classify as Type II Action:

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

Motion to adjourn the meeting:

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

Roll Call Vote: Robert McDonough – Aye
Joseph Simoni – Aye
Bonnie Kieffer – Aye

The meeting was adjourned at 8:13 p.m.