



## Village of Wappingers Falls

### Office of Planning & Zoning

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### MINUTES OF PLANNING BOARD MEETING HELD 6/9/2022

**Present:** Tom Morris – Chair, Bonnie Kieffer – Vice Chair, Alix Winsby, Robert McDonough, Rachele Louis (alternate), Michele Greig (Planning Consultant), Todd Atkinson (Engineering Consultant), Lisa M. Cobb (Attorney), Mercedes Perez (Planning and Zoning Assistant)

**Absent:** Joseph Simoni, Laura Holmes McCarthy (alternate)

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

The Planning Board Chair made Rachele Louis a voting member for this meeting.

Approval of May 5<sup>th</sup> minutes:

Motion: Bonnie Kieffer

Second: Robert McDonough

4 in favor – 1 abstained

### ***CONTINUED APPLICATIONS***

**THE HOG - 2703 W Main Street (Grid #6158-14-275361) – West Main Lofts LLC (Owner and Applicant) – Brian Stokosa, Day & Stokosa Engineering P.C. (Engineer) – Site Plan.**

This property is located in the Village Commercial (VC) zoning district. The applicant is proposing constructing a patio.

- Review of Todd Atkinson's comment letter
- Review of Michele Greig's comment letter
- The applicants state that there will be no outdoor music.
- The Planning Board agreed that a public hearing is not necessary.

Motion to approve Resolution Granting Conditional Site Plan Approval to The Hog Outdoor Patio:

Motion: Alix Winsby

Second: Bonnie Kieffer

All in favor – none opposed

### ***NEW APPLICATIONS***

#### **DELAVERGNE AVENUE SUBDIVISION - 40 Delavergne Avenue, Grid #6158-09-173629 (Village of Wappingers Falls) and Grid #6158-01-164655 (Town of Poughkeepsie) - Site Plan.**

The Village of Wappingers Falls portion of the parcel is located in the Village Mixed (VM) zoning district. The applicant is proposing subdividing the Town of Poughkeepsie portion of the parcel into 5 new residential building lots and 1 existing parcel to support the existing dwelling.

- Review of Todd Atkinson’s comment letter
- Review of Michele Greig’s comment letter
- Town of Poughkeepsie is Lead Agency for this project.

#### **2731 W MAIN STREET - 2731 W Main Street (Grid #6158-13-240434) – Dylan Aguado (Owner and Applicant) – William H. Povall, III, P.E., Povall Engineering, PLLC (Engineer) – Site Plan.**

This property is located in the Village Mixed (VM) zoning district. The applicant is proposing constructing a new two-family structure on the parcel.

- Review of Michele Greig’s comment letter
- Review of Todd Atkinson’s comment letter
- Special Use Permits will be required.
- The Site Plan will be forwarded to Dutchess County for review.

Motion to classify as a Type II Action:

Motion: Bonnie Kieffer

Second: Alix Winsby

All in favor – none opposed

#### **DR. B SMILES ORTHODONTICS - 7 Moran Avenue (Grid #6158-19-510216) – Anthony Bonavoglia, Moran Realty LLC (Owner) – Bonavoglia Orthodontics (Applicant) – New Sign.**

This property is located in the Commercial Mixed Use (CMU) zoning district. The applicant is proposing one wall sign.

Motion to approve sign:

Motion: Bonnie Kieffer

Second: Alix Winsby

All in favor – none opposed

**INSPIRED DANCE ARTS - 1582 Route 9 (Grid #6158-19-559223) – Davis Fowler Group LLC (Owner) – Ashley Cuadrado (Applicant) – New Business and New Signs.**

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

Motion to approve use:

Motion: Alix Winsby

Second: Bonnie Kieffer

All in favor – none opposed

Motion to approve signs:

Motion: Bonnie Kieffer

Second: Alix Winsby

All in favor – none opposed

Motion to adjourn the meeting:

Motion: Alix Winsby

Second: Robert McDonough

All in favor – none opposed

The meeting was adjourned at 8:01 p.m.