



Village of Wappingers Falls

Office of Planning & Zoning

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MINUTES OF PLANNING BOARD MEETING HELD 10/6/2022

Present: Tom Morris – Chair, Bonnie Kieffer – Vice Chair, Joseph Simoni, Rachele Louis (alternate), James Williams (alternate), Michele Greig (Planning Consultant), Todd Atkinson (Engineering Consultant), Lisa M. Cobb (Attorney), Mercedes Perez (Planning and Zoning Assistant)

Absent: Robert McDonough, Laura Holmes McCarthy

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

The Planning Board Chair made Rachele Louis and James Williams voting members for this meeting.

Approval of September 1st minutes:

Motion: Bonnie Kieffer

Second: Joseph Simoni

All in favor – none opposed

PUBLIC HEARINGS

71 S MESIER AVENUE - 71 S Mesier Avenue (Grid #6158-18-329032) – John Delaney and Diane Delaney (Owners and Applicants) – Jason Lichwick (Architect) – Site Plan and Special Use Permit.

This property is located in the Village Residential (VR) zoning district. The applicant is proposing an accessory apartment above an existing detached garage.

Motion to open the public hearing:

Motion: Bonnie Kieffer

Second: Joseph Simoni

All in favor – none opposed

Motion to close the public hearing:

Motion: Bonnie Kieffer

Second: James Williams

All in favor – none opposed

Motion to approve Resolution Granting Conditional Special Use Permit Approval to 71 S Mesier Avenue Accessory Dwelling:

Motion: Joseph Simoni

Second: Bonnie Kieffer

All in favor – none opposed

Motion to approve Resolution Granting Conditional Site Plan Approval to 71 S Mesier Avenue Accessory Dwelling:

Motion: Bonnie Kieffer

Second: James Williams

All in favor – none opposed

CENTER FOR PHYSICAL THERAPY – 2 Delavergne Avenue (Grid #6158-10-268607) – Campilii-Snyder Fmly Farm LLC (Owner and Applicant) – Christian Paggi, PE (Engineer) – Site Plan.

This property is located in the Village Mixed (VM) zoning district. The applicant is proposing constructing an addition to the existing structure.

Motion to open the public hearing:

Motion: Bonnie Kieffer

Second: Joseph Simoni

All in favor – none opposed

Motion to adjourn the public hearing until the November 10, 2022, meeting:

Motion: Joseph Simoni

Second: Bonnie Kieffer

All in favor – none opposed

CONTINUED APPLICATION

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 Todd Atkinson’s comment letter
- Review of Michele Greig’s comment letter

NEW APPLICATION

ROYALTY CARPET - 1615 Route 9 (Grid #6158-15-518287) – Paul Ciancanelli (Owner and Applicant) – New Sign.

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

Motion to classify as a Type II Action:

Motion: Bonnie Kieffer
Second: James Williams
All in favor – none opposed

Motion to approve sign:

Motion: Bonnie Kieffer
Second: Joseph Simoni
All in favor – none opposed

Motion to approve changing the sign’s letters from red to white, and moving the letters to the lower red panel and centering:

Motion: Joseph Simoni
Second: Bonnie Kieffer
All in favor – none opposed

DISCUSSION

The Planning Board discussed the Town of Poughkeepsie Planning Board intent to be lead agency on the proposed Delavergne Avenue Subdivision, 40 Delavergne Avenue, Grid #6158-01-164655 (Town of Poughkeepsie) and Grid #6158-09-173629 (Village of Wappingers Falls).

Motion to consent to the Town of Poughkeepsie Planning Board serving as lead agency on the Delavergne Avenue Subdivision application:

Motion: Bonnie Kieffer
Second: James Williams
All in favor – none opposed

The November 3, 2022, Planning Board meeting has been moved to Thursday, November 10th.

Motion to adjourn the meeting:

Motion: Bonnie Kieffer

Second: Joseph Simoni

All in favor – none opposed

The meeting was adjourned at 8:24 p.m.