



**Village of Wappingers Falls**

**Office of Planning & Zoning**

**2582 South Avenue, Wappingers Falls, NY 12590**

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**[www.wappingersfallsny.gov](http://www.wappingersfallsny.gov)**

**MINUTES OF PLANNING BOARD MEETING HELD 11/10/2022**

**Present:** Tom Morris – Chair, Bonnie Kieffer – Vice Chair, Laura Holmes McCarthy, Rachelle Louis (alternate), James Williams (alternate), Todd Atkinson (Engineering Consultant), Lisa M. Cobb (Attorney), Mercedes Perez (Planning and Zoning Assistant)

**Absent:** Joseph Simoni, Robert McDonough, Michele Greig (Planning Consultant)

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

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

Approval of October 6<sup>th</sup> minutes:

Motion: Bonnie Kieffer

Second: Rachelle Louis

All in favor – none opposed

Abstained: Laura Holmes McCarthy

***CONTINUED PUBLIC HEARING***

**CENTER FOR PHYSICAL THERAPY – 2 Delavergne Avenue (Grid #6158-10-268607) – Campilli-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 reopen the public hearing:

Motion: Bonnie Kieffer

Second: James Williams

All in favor – none opposed

Motion to approve the Negative Declaration:

Motion: Bonnie Kieffer

Second: Laura Holmes McCarthy

4 in favor – 1 opposed

Motion to adjourn the public hearing until the December 1, 2022, meeting:

Motion: Bonnie Kieffer

Second: James Williams

All in favor – none opposed

### ***PUBLIC HEARING***

**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

Motion to open the public hearing:

Motion: Bonnie Kieffer

Second: James Williams

All in favor – none opposed

Motion to close the public hearing:

Motion: Laura Holmes McCarthy

Second: Rachelle Louis

All in favor – none opposed

Motion to approve Resolution Granting Conditional Special Use Permit Approval to 2731 West Main Street Two-Family Dwelling:

Motion: James Williams

Second: Bonnie Kieffer

All in favor – none opposed

Motion to approve Resolution Granting Conditional Site Plan Approval to 2731 West Main Street Two-Family Dwelling:

Motion: Bonnie Kieffer

Second: Laura Holmes McCarthy

All in favor – none opposed

***NEW APPLICATION***

**40 CLAPP AVE - 40 Clapp Avenue (Grid #6158-17-240071) – Marco Quezada (Owner) – Hilda Duque, Architect (Applicant) – Site Plan.**

This property is located in the Village Residential (VR) zoning district. The applicant is proposing two dwelling units on a new second level.

- Review of Todd Atkinson’s comment letter
- The Planning Board agreed that a public hearing is not necessary.

Motion that the Planning Board has decided not to hold a public hearing:

Motion: Bonnie Kieffer

Second: Laura Holmes McCarthy

All in favor – none opposed

**KENNEDY FRIED CHICKEN - 2667 E Main Street (Grid #6158-14-302265) – Greenacre Holdings LLC (Owner) – Joe Potocki, Rayex Design Group (Applicant) – Roy A. Fredriksen, Rayex Design Group (Architect) – Site Plan.**

This property is located in the Village Commercial (VC) zoning district. The applicant is proposing operating a take-out restaurant. The applicant is also proposing one wall sign and one projecting sign.

- Review of Todd Atkinson’s comment letter
- The Planning Board agrees that a public hearing is necessary.

Motion to classify as a Type II Action:

Motion: Laura Holmes McCarthy

Second: Bonnie Kieffer

All in favor – none opposed

Motion to hold a public hearing:

Motion: Bonnie Kieffer

Second: James Williams

All in favor – none opposed

**SARA’S MEDITERRANEAN GRILL - 1572 Route 9 (Grid #6158-19-575182) – Imperial Improvements (Owner) – Murat Gunes (Applicant) – Michael Gillespie (Engineer) – Site Plan.**

This property is located in the Commercial Mixed Use (CMU) zoning district. The applicant is proposing operating a restaurant. The applicant is also proposing one wall sign and one window sign.

- Review of Todd Atkinson’s comment letter

Motion to classify as a Type II Action:

Motion: Bonnie Kieffer

Second: Laura Holmes McCarthy

All in favor – none opposed

**ROOTED YOGA - 2701 W Main Street (Grid #6158-14-276356) – Anthony Hardisty, West Main Lofts LLC (Owner) – Kate Baumann (Applicant) – New Sign.**

This property is located in the Village Commercial (VC) zoning district. The applicant is proposing one projecting sign.

Motion to approve sign:

Motion: James Williams

Second: Laura Holmes McCarthy

All in favor – none opposed

Motion to classify as a Type II Action:

Motion: Bonnie Kieffer

Second: Rachelle Louis

All in favor – none opposed

Motion to adjourn the meeting:

Motion: Bonnie Kieffer

Second: Rachelle Louis

All in favor – none opposed

The meeting was adjourned at 8:29 p.m.