



Village of Wappingers Falls

Office of Planning & Zoning

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MINUTES OF PLANNING BOARD MEETING HELD 12/1/2022

Present: Tom Morris – Chair, Bonnie Kieffer – Vice Chair, Joseph Simoni, Robert McDonough, Laura Holmes McCarthy, Rachelle Louis (alternate), James Williams (alternate), Todd Atkinson (Engineering Consultant), Michele Greig (Planning Consultant), Mercedes Perez (Planning and Zoning Assistant)

Absent: Lisa M. Cobb (Attorney)

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

Rachelle Louis and James Williams will remain alternates and will not vote for this meeting.

Approval of November 12th minutes:

Motion: Bonnie Kieffer

Second: Laura Holmes McCarthy

All in favor – none opposed

Abstained: Joseph Simoni

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: Joseph Simoni

Second: Bonnie Kieffer

All in favor – none opposed

Motion to close the public hearing:

Motion: Bonnie Kieffer

Second: Laura Holmes McCarthy

All in favor – none opposed

Motion to approve Resolution Granting Conditional Site Plan Approval to 2 Delavergne Avenue Sunroom:

Motion: Bonnie Kieffer

Second: Laura Holmes McCarthy

3 in favor – 2 opposed

PUBLIC HEARING

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.

Motion to open the public hearing:

Motion: Joseph Simoni

Second: Bonnie Kieffer

All in favor – none opposed

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

Motion to close the public hearing:

Motion: Bonnie Kieffer

Second: Laura Holmes McCarthy

All in favor – none opposed

Motion to approve Resolution Granting Conditional Site Plan Approval to Kennedy Fried Chicken:

Motion: Joseph Simoni

Second: Robert McDonough

All in favor – none opposed

Motion to approve signs:

Motion: Bonnie Kieffer

Second: Robert McDonough

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.

Motion to approve use contingent on a grease trap approval from the Village Board and Planning Board Engineer:

Motion: Bonnie Kieffer

Second: Laura Holmes McCarthy

All in favor – none opposed

Motion to approve signs:

Motion: Joseph Simoni

Second: Bonnie Kieffer

All in favor – none opposed

M&T BANK - 1572 Route 9 (Grid #6158-19-575182) – Imperial Improvements (Owner) – Vallesigns & Awnings Inc. (Applicant) – New Signs.

This property is located in the Commercial Mixed Use (CMU) zoning district. The applicant is proposing to change the face of one freestanding sign and two wall signs.

Motion to approve signs:

Motion: Laura Holmes McCarthy

Second: Bonnie Kieffer

All in favor – none opposed

2674 W MAIN STREET - 2674 W Main Street (Grid #6158-14-287307) – Orsi Property Holdings LLC (Owner and Applicant) – Architectural Review.

This property is located in the Village Commercial (VC) zoning district. The applicant is appearing before the board for architectural review.

Motion to approve the proposed exterior paint colors:

Motion: Laura Holmes McCarthy

Second: Bonnie Kieffer

All in favor – none opposed

The January 5, 2023, Planning Board meeting has been moved to Thursday, January 12th.

Motion to adjourn the meeting:

Motion: Bonnie Kieffer

Second: Robert McDonough

All in favor – none opposed

The meeting was adjourned at 7:44 p.m.