



## Village of Wappingers Falls

### Office of Planning & Zoning

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### MINUTES OF PLANNING BOARD MEETING HELD 1/12/2023

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

**Absent:** Joseph Simoni

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

The Planning Board Chair made Rachelle Louis a voting member for this meeting. James Williams will remain an alternate and will not vote for this meeting.

Approval of December 1<sup>st</sup> minutes:

Motion: Bonnie Kieffer

Second: Laura Holmes McCarthy

All in favor – none opposed

### ***NEW APPLICATIONS***

**DUTCHESS AVENUE - Dutchess Avenue (Grid #6158-17-198119) – Terra Group 201 LLC (Owner and Applicant) – Christopher Lapine, P.E., LEED AP, LaBella Associates (Engineer) - Site Plan.**

This property is located in the Village Residential (VR) zoning district. The applicant is proposing constructing a three-story, eight-unit, multi-family development.

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

**BOHO BEAUTY LLC - 2591 South Avenue (Grid #6158-18-315117) – 2591 South Ave LLC (Owner and Applicant) – New Business and Special Use Permit.**

This property is located in the Village Residential (VR) zoning district. The applicant is proposing operating a beauty salon on the ground floor.

- Review of Michele Greig’s comment letter
- The applications will be forwarded to Dutchess County for review.
- A public hearing will be scheduled for February 2, 2023.

Motion to classify as a Type II Action:

Motion: Bonnie Kieffer

Second: Robert McDonough

All in favor – none opposed

**ZEN HOOKAH LOUNGE LLC - 1659 Route 9 (Grid #6158-14-493399) – Wappingers K Holdings LLC (Owner) – Shaniece Brown and John Gibson (Applicants) – New Business.**

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 slot on the existing multi-tenant sign.

Motion to classify as a Type II Action:

Motion: Bonnie Kieffer

Second: Rachelle Louis

All in favor – none opposed

Motion to approve use:

Motion: Bonnie Kieffer

Second: Laura Holmes McCarthy

All in favor – none opposed

Motion to approve signs:

Motion: Laura Holmes McCarthy

Second: Bonnie Kieffer

All in favor – none opposed

**NORTHWAY FOREST ENTERPRISES LLC - 33 Mc Kinley Street (Grid #6158-17-150250) – Wappingers Falls Estuary Enterprises, Inc. (Louis Snell) (Owner) – Northway Forest Enterprises LLC (Applicant) – Architectural Review.**

This property is located in the Commercial Mixed Use (CMU) zoning district. The applicant is proposing installing a fence.

Motion to approve the fence:

Motion: Laura Holmes McCarthy

Second: Bonnie Kieffer

All in favor – none opposed

Motion to adjourn the meeting:

Motion: Bonnie Kieffer

Second: Robert McDonough

All in favor – none opposed

The meeting was adjourned at 7:57 p.m.