



Village of Wappingers Falls

Office of Planning & Zoning

2582 South Avenue, Wappingers Falls, NY 12590

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www.wappingersfallsny.gov

MINUTES OF PLANNING BOARD MEETING HELD 4/6/2023

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

Absent: none

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

Approval of March 2nd minutes:

Motion: Bonnie Kieffer

Second: Laura Holmes McCarthy

3 in favor – 3 abstained

Abstained: Tom Morris

Joseph Simoni

Rachelle Louis

CONTINUED APPLICATION

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 to construct a three-story, eight-unit, multi-family development.

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

INFORMAL DISCUSSION

BUCKINGHAM - Nelson Avenue (Grid #6158-13-071325) – Dan F. Leary, Esq., Berlandi Nussbaum & Reitzas LLP (Attorney) – Eric M. Schlobohm, PE, Sr. Associate, and Richard D. Williams Jr., PE, Insite Engineering, Surveying & Landscape Architecture, P.C. (Engineers)

The property is located in the Residential Mixed Use (RMU) zoning district. The applicant is proposing 188-units in a mixed residential housing complex consisting of townhomes and apartment buildings.

- Alternative layouts for parking (concept #1 and concept #2) were discussed.
- The Planning Board agreed on alternative layout concept #1.

Motion to adjourn the meeting:

Motion: Bonnie Kieffer

Second: Robert McDonough

All in favor – none opposed

The meeting was adjourned at 8:00 p.m.