



Village of Wappingers Falls

Office of Planning & Zoning

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MINUTES OF PLANNING BOARD MEETING HELD 6/1/2023

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

Absent: Joseph Simoni, Lisa M. Cobb (Attorney)

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

The Planning Board Chair made Rachelle Louis a voting member for this meeting.

Motion to postpone voting on the May 4, 2023, minutes:

Motion: Laura Holmes McCarthy

Second: Robert McDonough

All in favor – none opposed

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

- Review of Michele Greig's comment letter
- Review of Todd Atkinson's comment letter
- The Planning Board agreed that a public hearing is necessary.
- The lead agency coordination request letter will be circulated to the following involved agencies: Village of Wappingers Falls Board of Trustees, Village of Wappingers Falls Water Board, and Dutchess County Department of Behavioral and Community Health

Motion to approve the Resolution Establishing Intent to be Lead Agency:

Motion: Laura Holmes McCarthy

Second: Rachelle Louis

All in favor – none opposed

Motion to hold a public hearing at the next scheduled Planning Board meeting:

Motion: Laura Holmes McCarthy

Second: Robert McDonough

All in favor – none opposed

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) – Site Plan.

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.

- Review of Todd Atkinson’s comment letter
- Review of Michele Greig’s comment letter
- The Site Plan will be forwarded to Dutchess County for review.
- The Planning Board agreed that a public hearing is necessary.

Motion to refer to Dutchess County for review:

Motion: Robert McDonough

Second: Rachelle Louis

All in favor – none opposed

Motion to hold a public hearing at the next scheduled Planning Board meeting:

Motion: Laura Holmes McCarthy

Second: Rachelle Louis

All in favor – none opposed

The Planning Board discussed the possibility of moving the scheduled July 6, 2023, meeting to July 5th.

Motion to adjourn the meeting:

Motion: Laura Holmes McCarthy

Second: Robert McDonough

All in favor – none opposed

The meeting was adjourned at 8: 52 p.m.

DRAFT