



Village of Wappingers Falls  
Office of Planning & Zoning  
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### MINUTES OF PLANNING BOARD MEETING HELD 8/16/2023

**Present:** Tom Morris – Chair, Joseph Simoni-Vice Chair, Laura Holmes McCarthy (Member), Rachelle Louis (Member), Hilda Duque (Alternate), Todd Atkinson (Engineering Consultant), Michele Greig (Planning Consultant), Lisa Cobb (Attorney), Brenda Alfonso (Planning and Zoning Assistant)

**Absent:** Robert McDonough (Member), Joseph Rivera-Ramos (Alternate),

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

Noted that Hilda Duqu will be a voting member for this meeting.

#### **Approval of the July 5, 2023, Minutes-**

Motion: Joseph Simoni

Second: Laura Holmes McCarthy

All in favor-none opposed.

### **CONTINUATION OF PUBLIC HEARING**

**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.

- Planning Board is Lead Agency
- Review Todd Atkinson's comment letter
- Review Michele Grieg's comment letter
- Chair Tom Morris read Building Inspector, Bryan Murphy's comment letter
- Review of Environmental Assessment Form Part 2 Identification of Potential Project Impacts

#### **Motion to open public hearing:**

Motion: Laura Holmes McCarthy

Second: Hilda Duques

All in favor-none opposed.

The Public's input was received.

**Motion to adjourn public hearing until September 7, 2023:**

Motion: Joseph Simoni

Second: Laura Holmes McCarthy

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 Michele Grieg's comment letter
- Review Todd Atkinson's comment letter
- Review of Environmental Assessment Form Part 2 Identification of Potential Project Impacts

**Motion to open public hearing:**

Motion: Laura Holmes McCarthy

Second: Hilda Duque

All in favor-none opposed.

The Public's input was received.

**Motion to adjourn public hearing until September 7, 2023:**

Motion: Joseph Simoni

Second: Laura Holmes McCarthy

All in favor-none opposed.

**CONTINUED APPLICATIONS**

**8 LAWRENCE COURT**

**8 Lawrence Court (Grid #6158-17-175120) – Calvin M. Lawrence (Owner and Applicant) – Site Plan Review.**

This property is in the Village Residential (VR) zoning district. The applicant is proposing creating a dwelling unit.

- Todd Atkinson comment letter
- Michele Greig comment letter

**Motion to approve Resolution of site plan approval for Lawrence Multifamily Dwelling:**

Motion: Laura McCarthy Holmes  
 Second: Joseph Simoni  
 All in favor-none opposed.

**NEW APPLICATIONS**

**RISING EARTH HEALING ART**

**2676 WEST MAIN STREET (Grid #6158-14-288310) – Marybeth Wise (Owner) – Christina Winus (Applicant) – New Business and New Sign**

This property is located in the Village Commercial (VC) zoning district. The applicant is proposing operating a licensed massage therapy office. The applicant is also proposing one projecting sign.

**Motion to approve sign as proposed:**

Motion: Laura McCarthy Holme  
 Second: Joseph Simoni  
 All in favor-none opposed.

**LOPBURI**

**2646 EAST MAIN ST.(Grid #6158-14-326266) – Qin Ping Zheng (Owner)- Thaweesak Thong yoo (Applicant)- To Operate a Restaurant and New Sign**

This property is located in the Village Commercial (VC) zoning district. The applicant is proposing operating a restaurant. The applicant is also proposing to replace one projecting sign.

**Motion to approve sign as proposed:**

Motion: Laura McCarthy Holme  
 Second: Joseph Simoni  
 All in favor-none opposed.

**ARCHETECTURAL REVIEW**

**DAY & NITE LOUNGE**

**2655 EAST MAIN ST. (GRID #6158-14-312254) – Elmi Berisha (Owner)- Amy Parks (Applicant)- New Business and Special Use Permit**

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

proposing operating a cocktail lounge.

**Motion to approve architectural plan:**

Motion: Joseph Simoni

Second: Hilda Duques

All in favor-none opposed.

Chair Tom Morris discussed the importance of continuing education.

There was a brief discussion about the Village setting a moratorium on building for six months or until new codes are approved. There is a public hearing on August 30, 2023.

Chair Tom Morris will circulate the proposed moratorium for member comments and present to the Village Clerk prior to the August 30 meeting.

The meeting was adjourned at 8 :57 p.m.