



Village of Wappingers Falls
Office of Planning & Zoning
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MINUTES OF PLANNING BOARD MEETING HELD 10/5/2023

Present: Tom Morris-Chair, Joseph Simoni-Vice Chair, Robert McDonough (Member), Rachelle Louis (Member), Joseph Rivera-Ramos (Alternate), Todd Atkinson (Engineering Consultant), Lisa Cobb (Attorney), Michele Robinson Greig (Environmental Consultant), (Brenda Alfonso (Planning and Zoning Assistant)

Absent: Laura Holmes McCarthy (Member), Hilda Duque (Alternate)

There were only four full members present, therefore, Joseph Rivera-Ramos was a voting member for this meeting.

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

Approval of the August 16, 2023, Minutes

Motion: Joseph Simoni
Second: Rachelle Louis
All in favor-none opposed.

Approval of the September 7, 2023, Minutes

Motion: Joseph Ramos-Rivera
Second: Joseph Simoni
In favor: Joseph Simoni, Robert McDonough, Joseph Rivera-Ramos
Abstained: Tom Morris, Rachelle Louis

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.

- Review Michele Grieg's comment letter
- Acting Chair Joseph Simoni read a letter from owner of 22 Garden St.

Motion to open public hearing:

Motion: Joseph Simoni
Second: Joseph Ramos-Rivera

All in favor-none opposed.

There were no public comments.

Motion to close the public hearing on October 5, 2023:

Motion: Joseph Simoni
Second: Joseph Rivera-Ramos
All in favor-none opposed.

Chair Tom Morris read into the record the NEGDEC

Motion to approve NEGDEC:

Motion: Joseph Simoni
Second: Robert McDonough
All in favor-none opposed.

Motion to Approve Conditional Site Plan for Dutchess Avenue, Terra Group LLC:

Motion: Joseph Simoni
Second: Rachelle Louis
All in favor-none opposed.

The Resolution was read into the record by Chair Tom Morris

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.

Motion to adjourn the public hearing to the October 5, 2023 planning board meeting:

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

NEW APPLICATIONS

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 classify as a Type II Action:

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

Motion to set Public Hearing for October 5, 2023 for site plan and special use and to refer to Dutchess County for review:

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

2701 W MAIN STREET

2701 W Main Street (Grid #6158-14-276356) – Anthony and Angela Hardisty of West Main Lofts LLC (Owners and Applicants)-New Sign. This property is located in the Village Commercial (VC) zoning district. The applicants are proposing one wall sign.

Motion to approve one wall sign:

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

OLIVER WILKINSON

2665 EAST MAIN ST. (GRID #6158-14-305264) – Elmi Berisha (Owner)- Oliver Wilkinson (Applicant)- New Business The applicant is proposing operating a new business (Braised).

Motion to approve contingent on the Village Board approving the grease interceptor:

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

Motion to Adjourn the meeting:

Motion: Hilda Duque
Second: Laura Holmes McCarthy
All in favor-none opposed.

The meeting was adjourned at 7:45 p.m.