

VILLAGE OF WAPPINGERS FALLS
Offices of Planning/Zoning
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**AGENDA OF THE PLANNING
BOARD**

December 7, 2023

The Planning Board of the Village of Wappingers Falls will hold a meeting at the American Legion Hall, 7 Spring Street, Wappingers Falls, on December 7, 2023, beginning at 7 p.m. One continuation of a public hearing.

The agenda is as follows:

ROLL CALL

APPROVAL OF November 2, 2023, MINUTES

CONTINUATION OF PUBLIC HEARING

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.

CONTINUED APPLICATIONS

WENDY'S

1601 Route 9 (Grid #6158-19-517247) CKA Management (Owner)- Luis Montoya (Applicant)- Donald Wallin of Wallin Gomez Architects LTD. The property is located in the Village Commercial (VC) zoning district. The applicant is proposing an architectural review and a new sign.

NEW APPLICATIONS

2544 SOUTH AVENUE

(Grid #6157-06-301997) Djallel Bouneffouf (Owner/Applicant) John Sullivan and William Moreau, P.E. (Consultant). This property is located in the Village Residential (VR) zoning district. The applicant is requesting site plan review for an amended site plan of an existing two-family residence proposing two additional dwelling units. Four-family total, site plan improvements for landscaping and refuse area. Also a new exterior stair to 3rd level dwelling unit.

1542 ROUTE 9

(Grid #6158-19-582114) Samuel Finnerman (Owner) 7-Eleven, Inc. (Applicant) David Leiffer, PE, Core States Group (Engineer). This property is located within the Commercial Mixed Use (CM) zoning district. The applicant is proposing an amended site plan to replace fuel tanks.

HUDSON VALLEY CREDIT UNION

11 Marshall Road (Grid #6157-07-709968) Hudson Valley Credit Union (Owner) Paul Beicherty-Timely Signs of Kingston (Applicant) This property is located in the Village Commercial Mixed Use (VCM) zoning district. The applicant is proposing new signs.

SALT BOUTIQUE LAB, LLC

70 E Main Street (Grid#6158-18-453222) Reina Barrett-Baas (Owner/Applicant). This property is located in the Village Mixed Use (VMU) Zoning District. The applicant is proposing a new business, a Wellness Training Center, and a sign.

BEST TILE

1671 Route 9 (Grid # 6158-14-488445) MFRIL, LLC Mr. Bill Dupuis (Owner) GNS Group, LTD (Applicant) This property is located in the Village Commercial Mixed Use (VCM) zoning district. The applicant is proposing a new sign.

QUINCY'S CANDY SHOP

2651 E. Main Street (Grid #6158-14-316251) Marybeth Wise (Owner) Amy Hall (Applicant) This property is located within the Village Commercial (VC) zoning district. The applicant is proposing a retail store.